

AGENDA

HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MAY 16, 2024 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 March 21, 2024 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.

(2) **H2024-005 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Tim Herriage of Jennifer's Homes, Inc. for the approval of a Certificate of Appropriateness (COA) for the replacement of a roof 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, 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.

(3) **H2024-006 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Tim Herriage of Jennifer's Homes, Inc. for the approval of a Small Matching Grant in conjunction with a request for the replacement of a roof 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, 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.

(4) **H2024-007 (BETHANY ROSS)**

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 (COA) for exterior alterations to a fence 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.

(5) **H2024-008 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Rebekah Barakat for the approval of a Certificate of Appropriateness (COA) for an addition to an existing driveway on a *Medium Contributing Property* being a 0.2800-acre parcel of land identified as Lot C, Block 2, 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 303 Williams Street, and take any action necessary.

(6) **H2024-009 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Rebekah Barakat for the approval of a Building Permit Fee Waiver in conjunction with a request for an addition to an existing driveway on a *Medium Contributing Property* being a 0.2800-acre parcel of land identified as Lot C, Block 2, 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 303 Williams Street, and take any action necessary.

(7) **H2024-010 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Rebekah Barakat for the approval of a Small Matching Grant in conjunction with a request for an addition to an existing driveway on a Medium Contributing Property being a 0.2800-acre parcel of land identified as Lot C, Block 2, 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 303 Williams 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.

(8) 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, Melanie Zavala, 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 May 10, 2024 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
MARCH 21, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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I. CALL TO ORDER

Chairman Tiffany Miller brought the meeting to order at 6:00 PM. Board members present were Haydon Frasier, Sarah Freed, Alison McNeely and Steve Gaskin. Board members absent were Ben Lewis and Brandon Litton. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee and Planning Coordinator Melanie Zavala. Absent from the meeting was Planner Bethany Ross and Planning Technician Angelica Guevara.

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.

Chairman Miller explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being no one indicating such Chairman Miller closed the open forum.

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 January 18, 2024 Historic Preservation Advisory (HPAB) meeting.

Board member Freed made a motion to approve Consent Agenda. Board member Gaskin seconded the motion which passed by a vote of 5-0.

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. H2024-002 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Certificate of Appropriateness (COA) for a Guest Quarters/Secondary Living Unit on a High Contributing Property being a 0.22-acre tract of land identified as Block 43A of the 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 605 E. Washington Street, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regards to the request. The property is located within the Historic District categorized as High Contribute Property. The applicant came in last year to remove the existing accessory building that was located in the property and build a Guest Quarters/ Secondary Living unit. The HPAB ultimately approved it and had to go through the process to get a Specific Use Permit (SUP) for the Planning and Zoning Commission and City Council and it was approved. They did get a small matching grant and building permit fee waived as well when they came through the Historic Preservation Advisory Board. After the building permit was approved the applicant indicated that it did not meet the setbacks therefore then the building was changed. Essentially the configuration of the building had changed and where it was located. The Historic Preservation Advisory Board is considering the Certificate of Appropriateness to allow the building as it is. If the Historic Preservation Advisory Board does approve, it will still need to go through the Planning and Zoning Commission and City Council. They would also need to pay the non-compliance structure fee.

Chairman Miller opened the public hearing and asked if anyone who wished to speak to come forward at this time.

John Dutt
505 E. Washington Street
Rockwall, TX 75087

Mr. Dutt came forward and expressed his concerns in regards to the request.

61 Keith Green
62 605 E. Washington Street
63 Rockwall, TX 75087
64

65 Mr. Green came forward and provided additional details in regards to the request.
66

67 Board member Frasier asked if the Square feet had increased.
68

69 Board member Gaskin asked if they have a kitchen.
70

71 Chairman Miller asked if anyone else who wished to speak to come forward at this time, there being no one indicating such Chairman Miller closed
72 the Public Hearing and brought the item back for discussion or action.
73

74 Board member Freed made a motion to approve H2024-002. Board member Frasier seconded the motion which passed by a vote of 5-0.
75

76 3. **H2024-003 (HENRY LEE)**

77 Hold a public hearing to discuss and consider a request by Annette Lall on behalf of HIS Covenant Children, Inc. for the review of a Certificate
78 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
79 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action
80 necessary.
81

82 Senior Planner Henry Lee provided a brief summary in regards to the request. In September 21, 2023 the Historic preservation Advisory Board
83 approved a Certificate of Appropriateness (COA) to allow the applicant for restoration of the building. This was established through a timeline that
84 would give the applicant 6 months to just secure financing. There would be no work until they could secure financing and with that there was a
85 condition of approval that the applicant provide bi-annual updates to the HPAB. In Accordance with that timeline the applicant on February 26,
86 2024 resubmitted a Certificate of Appropriateness (COA) for an update on this timeline. The applicant was unable to secure financing at this time
87 and they are requesting additional time to do so.
88

89 Chairman Miller opened the public hearing and asked if anyone who wished to speak to come forward at this time.
90

91 Annette Lall
92 102 N Fannin
93 Rockwall, TX 75087
94

95 Mrs. Lall came forward and provided additional details in regards to the request.
96

97 After some discussion, Board Member Freed made a motion to deny the COA for H2024-003. Board member Gaskin seconded the motion to deny
98 which passed by a vote of 5-0.
99

100 4. **H2024-004 (HENRY LEE)**

101 Hold a public hearing to discuss and consider a request by Chris Beardom of Wades Landing on behalf of CM Fannin I, LP for the approval of
102 a Certificate of Appropriateness (COA) for a non-residential building that is designated as a Non-Contributing Property being a 0.66-acre tract
103 of land identified as Lots 1 & 2, Block A, Thomas & Smith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District,
104 situated within the Old Town Rockwall (OTR) Historic District, addressed as 308 N. Fannin Street, and take any action necessary.
105

106 Senior Planner Henry Lee provided a brief summary in regards to the request. They are requesting to install a covered patio and will be similar to
107 Wells Cattle CO. They will have to go through the Planning and Zoning commission for a site plan. They will be redoing the landscape in the front
108 of the property.
109

110 Chairman Miller opened the public hearing and asked if anyone who wished to speak to come forward at this time.
111

112 Chris Beardom
113 308 N. Fannin Street
114 Rockwall, TX 75087
115

116 Mr. Beardom came forward and provided additional details in regards to the request
117

118 Carol Crow
119 504 William Street
120 Rockwall, TX 75087
121

122 Mrs. Crow came forward and expressed her concerns in regards to the request.
123

124 Barb Brown
125 304 N Fannin Street
126 Rockwall, TX 75087
127

128 **Mr. Brown came forward and expressed how he was in favor of the request.**

129

130 **Chairman Miller asked if anyone else who wished to speak to come forward at this time, there being no one indicating such Chairman Miller closed**
131 **the Public Hearing and brought the item back for discussion or action.**

132

133 **Chairman Miller asked if they had expanded the patio.**

134

135 **Board member Freed made a motion to approve H2024-004. Board member McNeely seconded the motion which passed by a vote of 5-0.**

136

137 **V.DISCUSSION ITEMS**

138

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

142

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

144

145 **Director of Planning and Zoning Ryan Miller indicated that there are currently no ongoing historic projects.**

146

147 **VI.ADJOURNMENT**

148

149 **Chairman Miller adjourned the meeting at 6:46PM**

150

151 **PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY**
152 **OF _____ 2024.**

153

154

155

156 _____
TIFFANY MILLER, CHAIRMAN

157

158

159

160 _____
ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR

161



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: May 16, 2024

APPLICANT: Tim Herriage

CASE NUMBER: H2024-005; *Certificate of Appropriateness (COA) for 501 Kernodle Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Tim Herriage of Jennifer's Homes, Inc. for the approval of a Certificate of Appropriateness (COA) for the replacement of a roof 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, 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. 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. On April 21, 2022, the applicant was granted a Certificate of Appropriateness (COA) [Case No. H2022-004] for the demolition of the 176 SF porch situated on the north side of the primary structure. On June 16, 2022, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [Case No. H2022-011] to allow the demolition of a greenhouse on the subject property.



FIGURE 1: AUGUST 10, 2012

PURPOSE

The applicant -- *Time Herriage* -- is requesting approval of a Certificate of Appropriateness (COA) to allow for the replacement of the roof on the existing single-family home situated on the subject property.

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.

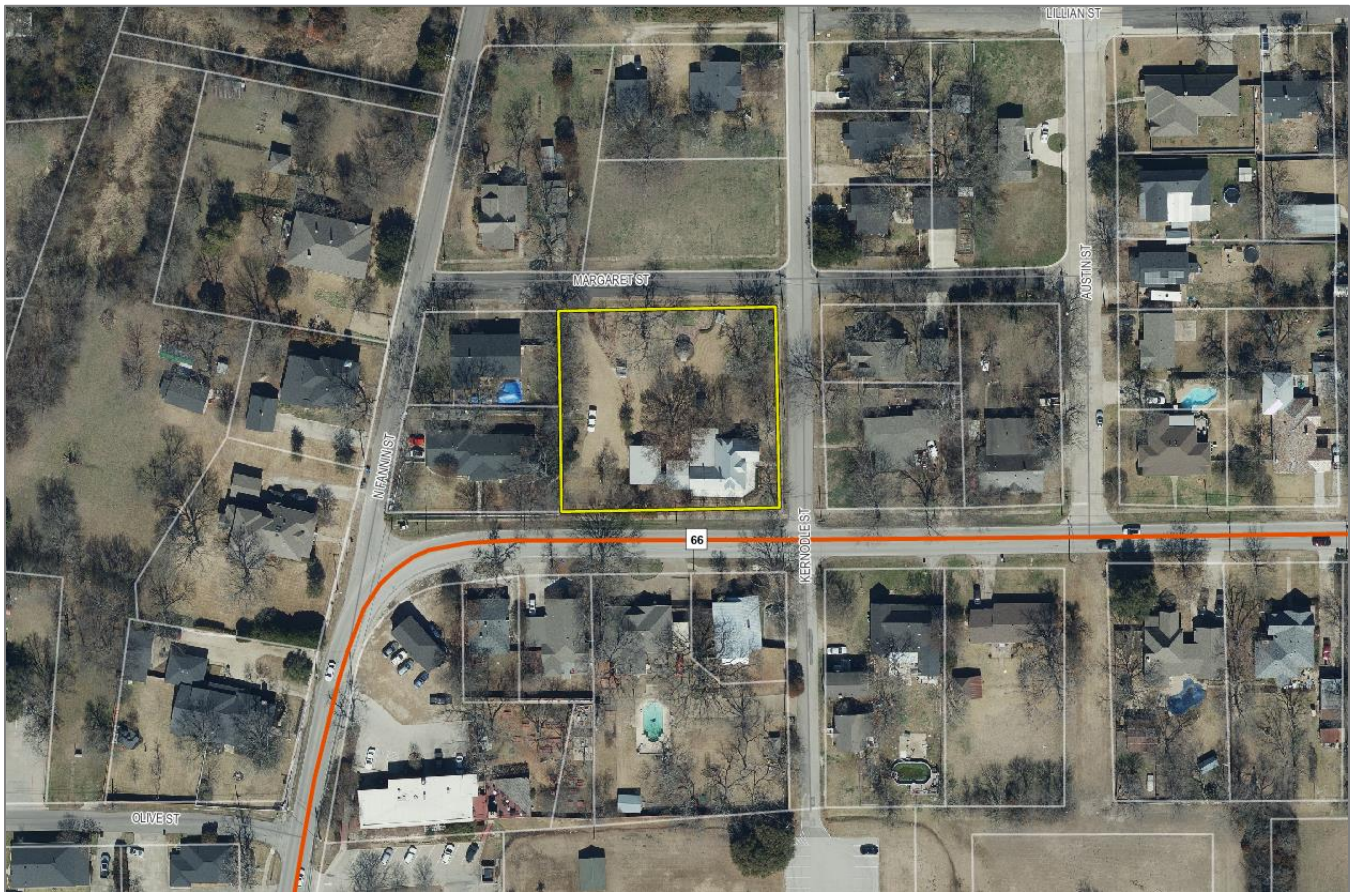


FIGURE 5: LOCATION MAP

CHARACTERISTICS OF THE PROJECT

The applicant is requesting approval of a Certificate of Appropriateness (COA) to allow the replacement of the roof on the existing single-family home. Currently the two (2) story portion of the single-family home has metal roofing, the sunroom and garage have asphalt shingles, and the covered porch has roll roofing. In this case, the applicant is requesting to [1] replace the existing metal roof with a new standing seam metal roof that will closely match the color of the existing roof, [2] replace the existing asphalt shingles with new asphalt shingles, and [3] replace the roll roofing with the same standing seam material. In addition, the applicant indicated to staff that the replacement of the roll roofing with standing seam depends "... on the condition of the underlying structure, which we [i.e. the applicant] can only assess once the existing material is 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, 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*). In addition, Section 06, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) states that "(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) ..." Based on this, the applicant's scope of work requires a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB).

According to Section 07(D), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(r)ooft materials/colors should be visually compatible and compliment the style and period of the structure. Where historically typical materials are no longer available, compatible alternatives will be allowed." In this case, the applicant is proposing to replace asphalt shingles with like and kind asphalt shingles, and upgrade the roll roofing on the covered patios with standing seam. In addition, the applicant is proposing to replace the existing metal roof with a new standing seam roof that is similar in color. Given this, the applicant's request appears to meet the intent of Section 07(D); however, a Certificate of Appropriateness (COA) request is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On May 3, 2022, staff mailed 32 property owner notifications to all property owners and occupants within 200-feet of the subject property. At the time this case memo was prepared, 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 501 Kernodle Street, Rockwall, TX 75087

SUBDIVISION Buttgen Addition

LOT

1

BLOCK

1

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 Jennifer's Homes, Inc

APPLICANT(S) NAME _____

ADDRESS 2701 Whispering Oaks

ADDRESS _____

Rockwall, TX 75087

PHONE 214-607.1227

PHONE _____

E-MAIL tim@timherriage.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):

\$ 74,799.40

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 entire roof. Repair decking and soft spots. Remove all gutters. Replace metal roof sections with The Berridge Cee-Lock Panel Preweathered Galvalume.

Replace shingle portion of roof with 30 year shingle of closest match

Replace gutters with white gutters

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

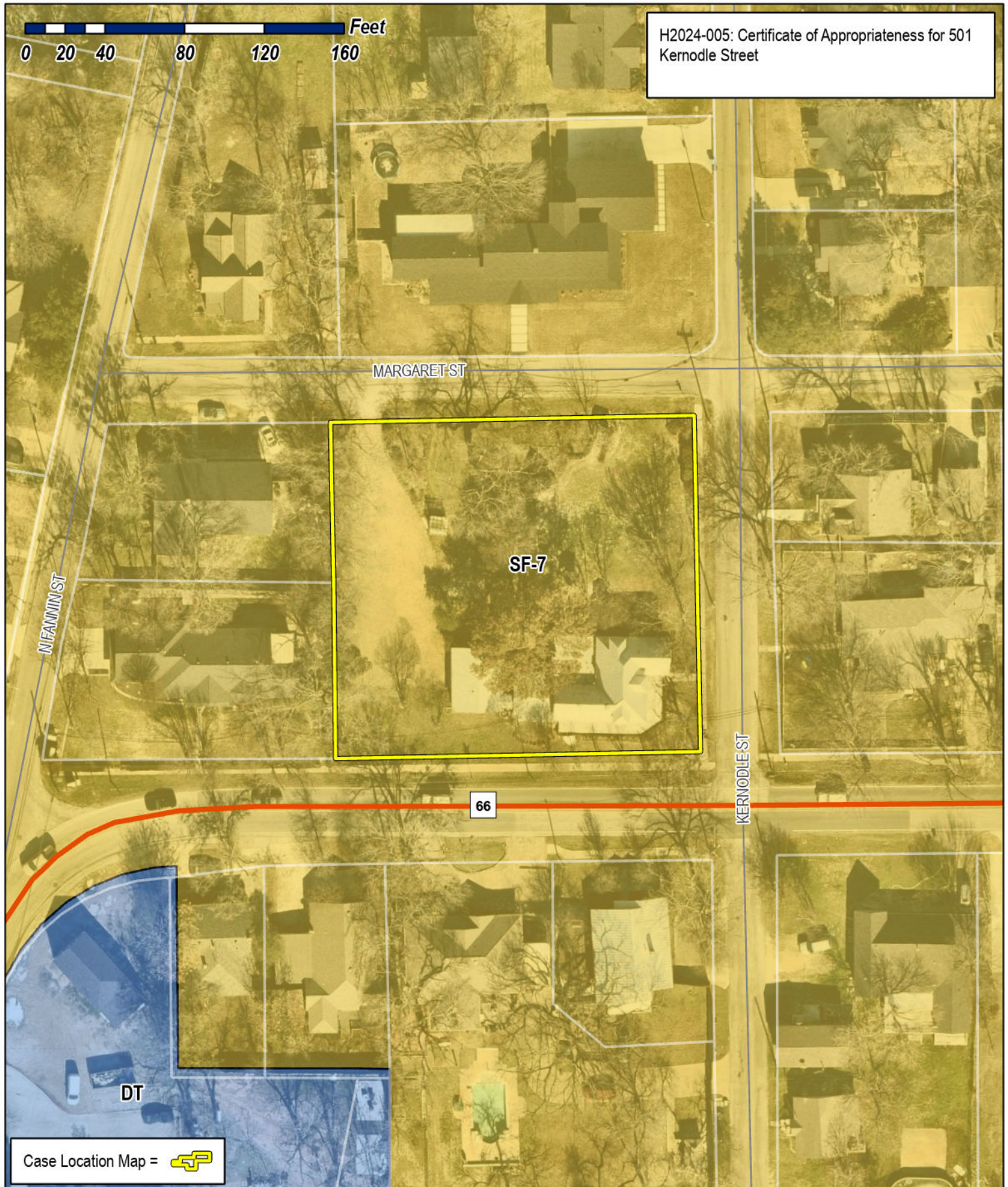
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE

APPLICANT'S SIGNATURE



H2024-005: Certificate of Appropriateness for 501 Kernodle 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.

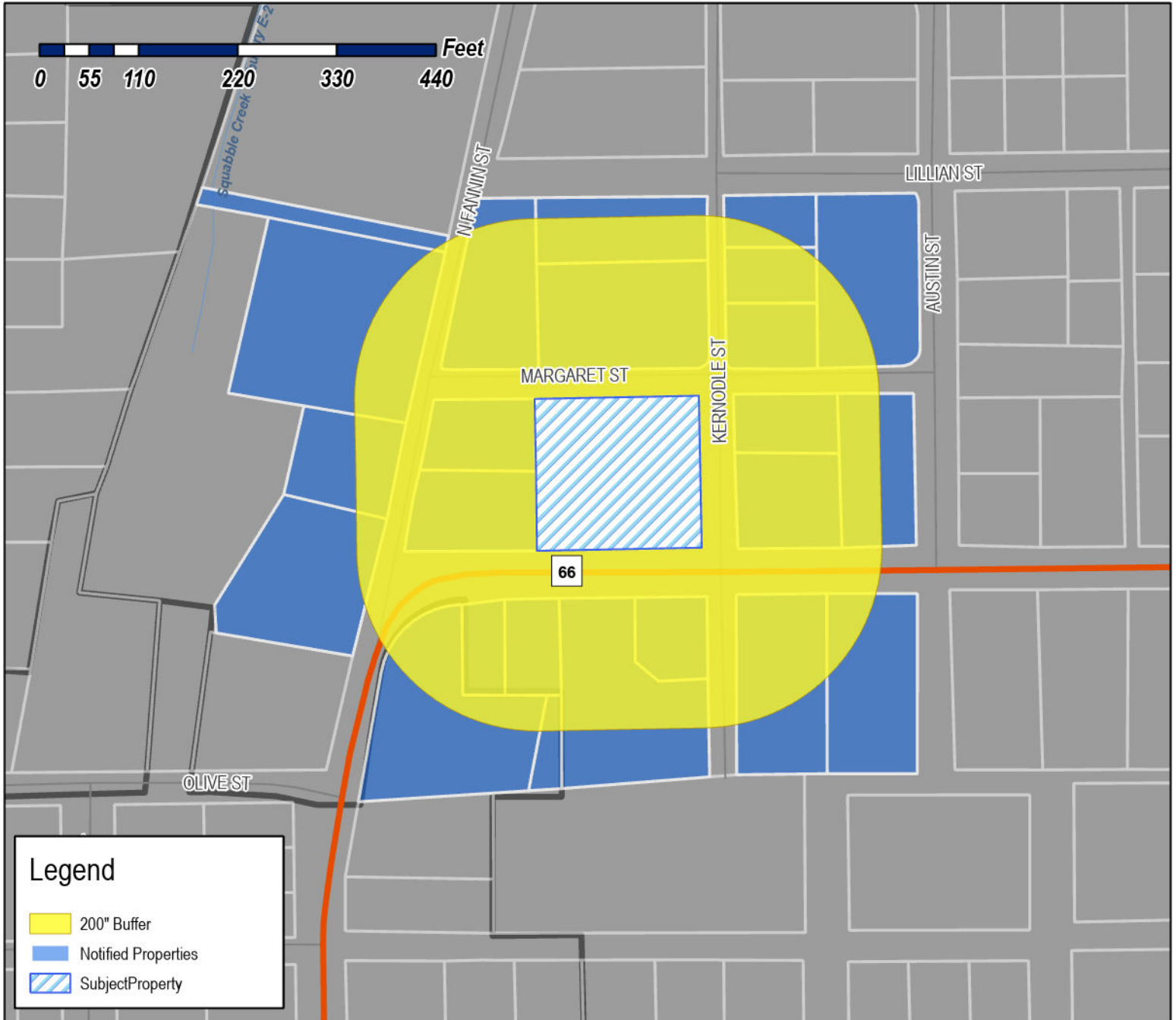




City of Rockwall

Planning & Zoning Department
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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.



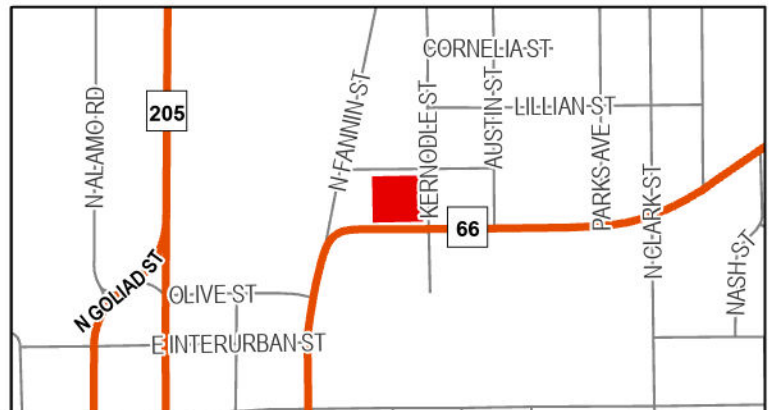
Legend

- 200" Buffer
- Notified Properties
- SubjectProperty

Case Number: H2024-005
Case Name: Certificate of Appropriateness for a High Contributing property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 501 Kernodle Street

Date Saved: 4/25/2024

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



PRYOR MICA
1036 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

HILLTOP ESCAPES INC
2234 RANDAS WAY
ROCKWALL, TX 75087

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

LOFTUS GERALDINE J
302 E MARGARET ST
ROCKWALL, TX 75087

RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
306 WILLIAMS ST
ROCKWALL, TX 75087

SHIPMAN CLAY AKA BUDDY CLAYTON SHIPMAN
306 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
308 FANNIN
ROCKWALL, TX 75087

DEBORAH C WINES FAMILY TRUST
DEBORAH C WINES - TRUSTEE
308 WILLIAMS ST
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST
PATRICIA A MAY - TRUSTEES
308 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
310 WILLIAMS ST
ROCKWALL, TX 75087

PEREIRA ASHLE RENEE
402 WILLIAMS ST
ROCKWALL, TX 75087

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

RESIDENT
406 WILLIAMS ST
ROCKWALL, TX 75087

CM FANNIN I LP
4514 TRAVIS ST STE 326
DALLAS, TX 75205

RESIDENT
501 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
501 KERNODLE
ROCKWALL, TX 75087

HERNANDEZ BLAS MEJIA AND ANA K
502 KERNODLE STREET
ROCKWALL, TX 75087

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

SUMBLIN BEN III ESTATE OF
TONI YEAGER, GUARDIAN
504 PRESIDIO DR
ROCKWALL, TX 75087

SMITH ALAN E & JUDY ROPER SMITH
506 KERNODLE ST
ROCKWALL, TX 75087

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

BROWN JONATHAN R & CHRISTY A
601 KERNODLE ST
ROCKWALL, TX 75087

ODOM JAY L & ALISON N
601 N FANNIN ST
ROCKWALL, TX 75087

GASKIN STEVE AND
MICHAEL FLANARY
602 KERNODLE STREET
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

FUNK TED FREDRICK AND REBECCA LYNN
604 KERNODLE
ROCKWALL, TX 75087

POINTER PRICE
605 NAKOMA DR
ROCKWALL, TX 75087

RESIDENT
606 KERNODLE ST
ROCKWALL, TX 75087

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

SHIPMAN CLAY
742 RIDGE HOLLOW RD
HEATH, TX 75032

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Historic Preservation Advisory Board will consider the following application:

Case No. H2024-005: Certificate of Appropriateness for 501 Kernodle Street

Hold a public hearing to discuss and consider a request by Tim Herriage of Jennifer's Homes, Inc. for the approval of a Certificate of Appropriateness (COA) for the replacement of a roof 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, 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.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, May 16, 2024 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, May 16, 2024 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

----- PLEASE RETURN THE BELOW FORM -----

Case No. H2024-005: Certificate of Appropriateness for 501 Kernodle 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: _____

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



PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

Insured: JENNIFER'S HOMES
Property: 501 KERNODLE ST
ROCKWALL, TX 75087

Estimator: Nathan Purnell

Business: (214) 236-6382
E-mail: nathan@purnellroofingllc.com

Claim Number: ARAH-00000638

Policy Number:

Type of Loss: Hail

Date of Loss: 6/11/2023 9:54 AM
Date Inspected:

Date Received:
Date Entered: 11/7/2023 9:53 AM

Price List: TXDF8X_NOV23
Restoration/Service/Remodel
Estimate: JENNIFERSHOMES



PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

JENNIFERSHOMES

Laminate Roof Removal

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1. Tear off, haul and dispose of comp. shingles - Laminated								
21.65 SQ	61.89	0.00	1,339.92	0/30 yrs	Avg.	NA	(0.00)	1,339.92
The laminate roof totals 21.65 squares. See roof report.								
Totals: Laminate Roof Removal		0.00	1,339.92				0.00	1,339.92

Metal Shake Roof Removal

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
2. Remove Aluminum shake/slate - ridge or hip - mill finish								
187.62 LF	3.46	0.00	649.17	0/75 yrs	Avg.	NA	(0.00)	649.17
3. Remove Aluminum shake/slate - including felt - mill finish								
25.50 SQ	92.83	0.00	2,367.17	0/75 yrs	Avg.	NA	(0.00)	2,367.17
The metal shake roof is 25.5 squares. See roof report.								
4. Remove Aluminum shingle/shake valley flashing								
68.17 LF	0.66	0.00	44.99	0/75 yrs	Avg.	NA	(0.00)	44.99
5. Remove Aluminum sidewall/endwall flashing - mill finish								
42.00 LF	0.65	0.00	27.30	0/75 yrs	Avg.	NA	(0.00)	27.30
6. Remove Aluminum rake/gable edge trim - mill finish								
50.00 LF	0.65	0.00	32.50	0/75 yrs	Avg.	NA	(0.00)	32.50
7. Remove Additional charge for steep roof - 10/12 - 12/12 slope								
25.50 SQ	24.20	0.00	617.10	0/NA	Avg.	NA	(0.00)	617.10
Totals: Metal Shake Roof Removal		0.00	3,738.23				0.00	3,738.23

Coated Mod Bit Roof Removal

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
8. Tear off, haul and dispose of modified bitumen roofing								
5.61 SQ	55.80	0.00	313.04	0/20 yrs	Avg.	NA	(0.00)	313.04
The mod bit roof is 5.61 squares. See roof report.								
Totals: Coated Mod Bit Roof Removal		0.00	313.04				0.00	313.04

Gazebo Metal Shake Roof Removal

PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
9. Remove Aluminum shake/slate - ridge or hip - mill finish	77.75 LF	3.46	0.00	269.02	0/75 yrs	Avg.	NA	(0.00)	269.02
10. Remove Aluminum shake/slate - including felt - mill finish	1.92 SQ	92.83	0.00	178.23	0/75 yrs	Avg.	NA	(0.00)	178.23
11. Remove Additional charge for steep roof greater than 12/12 slope	1.92 SQ	30.04	0.00	57.68	0/NA	Avg.	NA	(0.00)	57.68
Totals: Gazebo Metal Shake Roof Removal			0.00	504.93				0.00	504.93

Standing Seam Roof Replacement

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
12. Roofing felt - 15 lb.	55.24 SQ	35.92	40.01	2,024.23	0/20 yrs	Avg.	0%	(0.00)	2,024.23
13. Remove Drip edge/gutter apron	708.08 LF	0.36	0.00	254.91	0/35 yrs	Avg.	NA	(0.00)	254.91
14. Valley metal - (W) profile	81.83 LF	7.12	22.41	605.04	0/35 yrs	Avg.	0%	(0.00)	605.04
15. Standing seam metal roofing	5,524.00 SF	8.91	1,877.61	51,096.45	0/75 yrs	Avg.	0%	(0.00)	51,096.45
16. Hip / Ridge cap - metal roofing	351.33 LF	6.54	84.06	2,381.76	0/75 yrs	Avg.	0%	(0.00)	2,381.76
17. Eave trim for metal roofing - 29 gauge	549.83 LF	3.72	64.41	2,109.78	0/75 yrs	Avg.	0%	(0.00)	2,109.78
18. Aluminum rake/gable edge trim - mill finish	191.00 LF	5.29	26.00	1,036.39	0/75 yrs	Avg.	0%	(0.00)	1,036.39
19. Neoprene pipe jack flashing for metal roofing	10.00 EA	64.62	24.82	671.02	0/75 yrs	Avg.	0%	(0.00)	671.02
20. Flat roof exhaust vent / cap - gooseneck 8"	4.00 EA	81.61	8.91	335.35	0/35 yrs	Avg.	0%	(0.00)	335.35
21. R&R Flashing, 14" wide	23.00 LF	5.41	3.85	128.28	0/35 yrs	Avg.	0%	(0.00)	128.28
22. Roof vent - turtle type - Metal	2.00 EA	68.52	3.80	140.84	0/35 yrs	Avg.	0%	(0.00)	140.84
23. Step flashing	128.50 LF	10.60	20.88	1,382.98	0/35 yrs	Avg.	0%	(0.00)	1,382.98
24. R&R Chimney flashing - average (32" x 36")	1.00 EA	455.44	8.38	463.82	0/35 yrs	Avg.	0%	(0.00)	463.82
25. R&R Chimney flashing - small (24" x 24")	2.00 EA	354.34	9.42	718.10	0/35 yrs	Avg.	0%	(0.00)	718.10
26. Additional charge for steep roof - 10/12 - 12/12 slope	25.50 SQ	75.11	0.00	1,915.31	0/NA	Avg.	0%	(0.00)	1,915.31



PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

CONTINUED - Standing Seam Roof Replacement

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
27. Additional charge for steep roof greater than 12/12 slope	1.92 SQ	94.98	0.00	182.36	0/NA	Avg.	0%	(0.00)	182.36
Totals: Standing Seam Roof Replacement			2,194.56	65,446.62				0.00	65,446.62

Rear Elevation

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
28. Seal & paint wood siding	80.00 SF	2.42	3.43	197.03	0/15 yrs	Avg.	0%	(0.00)	197.03
29. Mask and prep for paint - plastic, paper, tape (per LF)	48.00 LF	1.84	1.07	89.39	0/15 yrs	Avg.	0%	(0.00)	89.39
30. R&R Overhead door panel - 13' to 18'	2.00 EA	626.11	76.48	1,328.70	0/35 yrs	Avg.	0%	(0.00)	1,328.70
31. Patio/pool Enclosure - Rescreen	204.00 SF	1.91	8.08	397.72	0/40 yrs	Avg.	0%	(0.00)	397.72
32. Scrape the surface area & prep for paint	80.00 SF	0.89	0.07	71.27	0/15 yrs	Avg.	0%	(0.00)	71.27
33. Clean overhead door & hardware	1.00 EA	60.63	5.02	65.65	0/NA	Avg.	0%	(0.00)	65.65
34. Paint overhead door - 2 coats (per side)	1.00 EA	155.09	3.97	159.06	0/15 yrs	Avg.	0%	(0.00)	159.06
35. Seal & paint single garage door opening & trim	1.00 EA	137.97	0.80	138.77	0/15 yrs	Avg.	0%	(0.00)	138.77
Totals: Rear Elevation			98.92	2,447.59				0.00	2,447.59

Debris Removal

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
36. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA	385.50	0.00	385.50	0/NA	Avg.	NA	(0.00)	385.50
37. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA	623.57	0.00	623.57	0/NA	Avg.	NA	(0.00)	623.57



PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

CONTINUED - Debris Removal

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Debris Removal			0.00	1,009.07				0.00	1,009.07
Line Item Totals: JENNIFERSHOMES			2,293.48	74,799.40				0.00	74,799.40

[%] - Indicates that depreciate by percent was used for this item

[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item



PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

Summary for Dwelling

Line Item Total	72,505.92
Material Sales Tax	2,288.46
Cleaning Mtl Tax	0.02
	<hr/>
Subtotal	74,794.40
Cleaning Sales Tax	5.00
	<hr/>
Replacement Cost Value	\$74,799.40
Net Claim	\$74,799.40
	<hr/> <hr/>

Nathan Purnell

Berridge Cee-Lock Panel

STANDING SEAM SYSTEM



The Berridge Cee-Lock Panel is an architectural metal standing seam panel that incorporates an integral snap-lock seam and an optional patented vinyl weatherseal.



Materials

24 and 22 Gauge Steel
0.032 Aluminum

Specifications

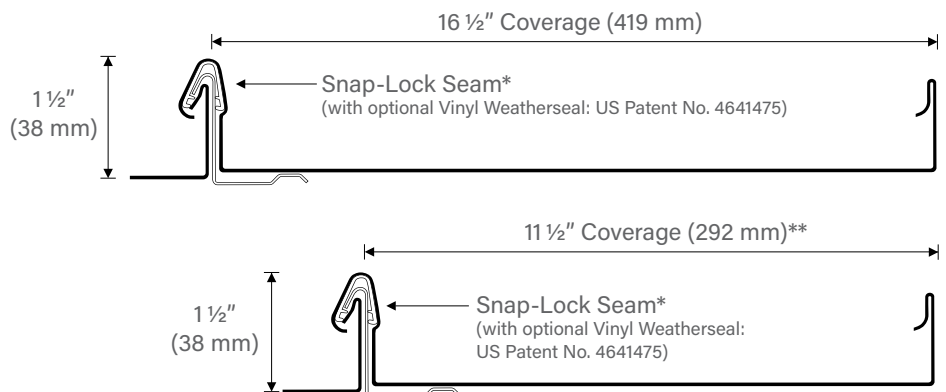
Uses: Roof, Fascia
Coverage: 16 1/2" or 11 1/2"***
Finishes: Smooth, optional striations
Fasteners: Concealed
Applications: Solid sheathing
Seam: 1 1/2" snap-lock seam
Optional: Extruded vinyl weatherseal*

Installation

- Panel is available from the factory in continuous lengths to a maximum of 40'
- 16 1/2" profile may be site formed in continuous lengths with the Berridge CL-21 Roll Former
- 11 1/2" profile may be site formed in continuous lengths with the Berridge CL-16 Roll Former
- Continuous Cee-Rib available with steel for higher uplift resistance
- Use Stainless Steel Cee-Lock Clip with Aluminum panels

Note:

- * Vinyl weatherseal required for watertight warranties
- ** Contact BMC for material availability. Not available with striations.



Pictured Above
Project: Childsafe
General Contractor: Guido Construction
Installing Contractor: Turner Roofing Company
Color: Charcoal Grey

All information subject to change without notice. See website for details, specifications and Watertightness Warranty requirements.

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BERRIDGE CEE-LOCK PANEL TESTING AND CERTIFICATION SUMMARY CHART

CATEGORY	CHARACTERISTIC	TEST METHOD	PURPOSE	RESULT
PERFORMANCE	<input type="checkbox"/> Underwriters Laboratories	UL 580/UL 1897	Test method to determine uplift resistance of roof assemblies	See Load Chart on Berridge website
	<input checked="" type="checkbox"/> Uplift Resistance	ASTM E-1592	Test method to determine uplift resistance of open framing systems	See Load Chart on Berridge website
FIRE	<input type="checkbox"/> Room Fire Performance	UL 790	Test methods for fire tests of roof coverings	Class A Rating
	<input checked="" type="checkbox"/> Room Fire Performance	UL 263	Fire tests of building construction and materials	Design Numbers: P225, P227, P230, P237, P250, P259, P508, P510, P512, P514, P518, P701, P711, P713, P717, P719, P720, P722, P723, P726, P731, P732, P734, P801, P815, P819, & P824
ENVIRONMENTAL	<input type="checkbox"/> Impact Resistance	UL 2218	Impact resistance of prepared roof coverings	Class 4 Rating
AIR AND MOISTURE	<input checked="" type="checkbox"/> Water Penetration	ASTM E-1646 ASTM E-331	Test method for water penetration of metal roofs by uniform static air pressure difference	No Leakage at 6.24 PSF Pressure Differential
	<input checked="" type="checkbox"/> Air Leakage	ASTM E-1680 ASTM E-283	Test method for rate of air leakage through exterior metal roofs	Less than 0.01 CFM at 6.24 PSF Pressure Differential
ROOF LISTINGS	<input type="checkbox"/> Florida Product Approval	TAS 125	Local and state approval of products and systems for compliance with the structural requirements of the Florida Building Code	FL #14210.1 (24 GA - Purlins) FL #11269.1 (24 GA - Plywood) FL #11269.2 (24 GA or 22 GA - Steel Deck) FL #11269.3 (0.032 AL - Plywood) FL #11269.4 (0.032 AL - Steel Deck) FL #14210.2 (22 GA - Purlins) FL #11241.2 HVHZ (22 GA - Steel Deck) FL #11241.1 HVHZ (24 GA - Plywood)
	<input type="checkbox"/> Underwriters Laboratories	UL 580 Uplift Class 90	Standard for Tests for Uplift Resistance of Roof Assemblies	Construction No. 334 (24 GA - Open Framing) Construction No. 381 (24 GA - Steel Deck) Construction No. 404 (24 GA - Plywood) Construction No. 474 (24 GA - OSB) Construction No. 689 (0.032 AL - Steel Deck) Construction No. 690 (0.032 AL - Plywood)
	<input checked="" type="checkbox"/> Miami Dade	TAS 125 FMG 4471	Miami Dade County approval of building products directly related to the structural wind resistance	NOA #17-0808.04 (24 GA - Plywood) NOA #21.1213.02 (22 GA - Metal Deck)
	<input type="checkbox"/> TDI Listed	UL 580 ASTM E-1592	Texas Department of Insurance Listing for wind capacities	RC-203 (22 GA - Purlins) RC-210 (22 GA - Steel Deck) RC-209 (24 GA - Plywood) RC-482 (0.032 AL - Steel Deck or Plywood)
	<input checked="" type="checkbox"/> ICC-ES	UL 580	Capacity report by the International Code Counsel	ESR-3486 (24 GA - Plywood)

- Steel only - Steel and Aluminum
 For further details please visit www.berridge.com



CORPORATE HEADQUARTERS
 2610 Harry Wurzbach Road
 San Antonio, TX 78209
 (800) 669-0009
www.Berridge.com

Standard Colors



Premium Colors

Premium colors require a nominal surcharge.



Metallic Colors

Metallic colors are premium finishes which require a nominal surcharge.

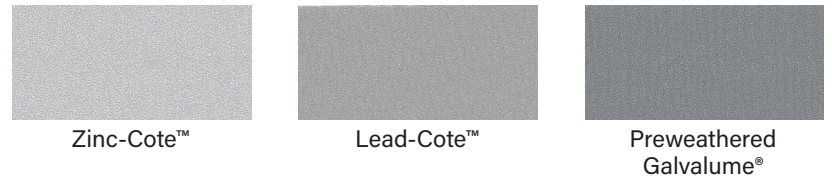


Natural Metal Finish

Acrylic-Coated Galvalume® is a coated sheet product that combines the corrosion resistance of Galvalume® steel sheet with a clear, organic resin applied to the top side and bottom side of Galvalume® substrate.

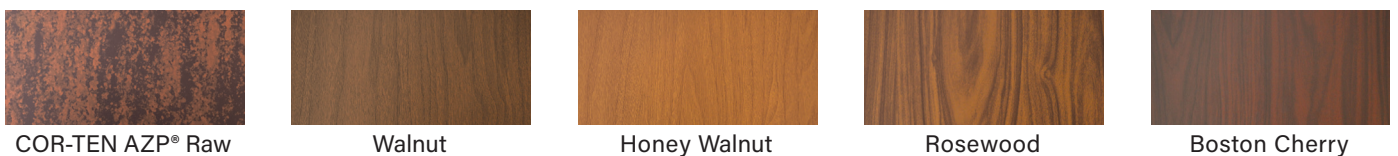


Acrylic-Coated Galvalume®



Print Pattern Finishes

Consult BMC on print pattern pricing and availability.



BERRIDGE STOCK AVAILABILITY AND COLOR DETAILS

S - Stock Color N - Non-Stocking Color N/A - Not Available

Standard Colors	24 Gauge		22 Gauge*		0.032 Aluminum*		0.040 Aluminum*		SR	EM	SRI
	48"	42"	48"	42"	48"	42"	48"	42"			
Aged Bronze	S	S	S	N	N	N	N	N	0.31	0.85	31
Almond	S	S	S	N	N	N	N	N	0.65	0.86	77
Bristol Blue	S	S	N	N	N	N	N	N	0.33	0.85	33
Buckskin	S	S	S	N	N	N	N	N	0.43	0.83	46
Burgundy	S	S	N	N	N	N	N	N	0.32	0.84	32
Charcoal Grey	S	S	S	S	N	N	N	N	0.29	0.84	28
Cityscape	S	S	S	S	N	N	N	N	0.48	0.85	54
Colonial Red	S	S	N	N	N	N	N	N	0.35	0.83	35
Copper Brown	S	S	N	N	N	N	N	N	0.32	0.85	32
Dark Bronze	S	S	S	S	N	N	N	N	0.28	0.85	27
Deep Red	S	S	N	N	N	N	N	N	0.41	0.84	44
Evergreen	S	S	N	N	N	N	N	N	0.30	0.83	29
Forest Green	S	S	S	N	N	N	N	N	0.30	0.83	29
Hartford Green	S	S	N	N	N	N	N	N	0.27	0.83	25
Hemlock Green	S	S	N	N	N	N	N	N	0.31	0.84	31
Matte Black	S	S	S	S	N	N	N	N	0.26	0.83	24
Medium Bronze	S	S	S	S	N	N	N	N	0.31	0.85	31
Parchment	S	S	S	N	N	N	N	N	0.60	0.85	71
Patina Green	S	S	N	N	N	N	N	N	0.34	0.85	35
Royal Blue	S	S	N	N	N	N	N	N	0.27	0.85	26
Shasta White	S	S	S	N	N	N	N	N	0.61	0.85	73
Sierra Tan	S	S	S	N	N	N	N	N	0.39	0.85	42
Teal Green	S	S	N	N	N	N	N	N	0.26	0.84	25
Terra - Cotta	S	S	N	N	N	N	N	N	0.36	0.84	38
Zinc Grey	S	S	S	S	N	N	N	N	0.39	0.85	42
Acrylic-Coated Galvalume®	S	S	S	S	N/A	N/A	N/A	N/A	0.67	0.20	59
Premium Colors*											
Award Blue	S	S	N	N	N	N	N	N	0.17	0.83	11
Natural White	S	S	N	N	N	N	N	N	0.71	0.85	86
Metallic Colors*											
Antique Copper-Cote	S	S	N	N	N	N	N	N	0.33	0.84	34
Champagne	S	S	N	N	N	N	N	N	0.40	0.85	43
Copper-Cote™	S	S	N	N	N	N	N	N	0.51	0.85	59
Lead-Cote™	S	S	N	N	N	N	N	N	0.36	0.86	38
Preweathered Galvalume®	S	S	N	N	N	N	N	N	0.40	0.85	43
Zinc-Cote™	S	S	N	N	N	N	N	N	0.53	0.83	59
Print Pattern Finishes**											
COR-TEN AZP® Raw	S	N	N	N	N/A	N/A	N/A	N/A	0.32	0.89	34
Walnut	S	N	N	N	N/A	N/A	N/A	N/A	-	-	-
Honey Walnut	S	N	N	N	N/A	N/A	N/A	N/A	-	-	-
Rosewood	S	N	N	N	N/A	N/A	N/A	N/A	-	-	-
Boston Cherry	S	N	N	N	N/A	N/A	N/A	N/A	-	-	-

Testing results for Kynar 500® or Hylar 5000® PVDF Resin-Based Color Finishes coil coating applications:

- Specular Gloss: (ASTM D-523) Low and medium gloss only
- Color Uniformity: (ASTM D-2244) Color controlled both instrumentally and visually
- Dry Film Thickness: (ASTM D-7091, ASTM D-1005, NCCA 11-13, 11-14, 11-15) Primer 0.20 ± 0.05 mil, topcoat 0.75 ± 0.05 mil
- Hardness: (ASTM D-3363, NCCA 11-12, Eagle Turquoise Pencils) HB Minimum
- Adhesion (X-Cut): (ASTM D-3359) No adhesion loss
- Adhesion (Crosshatch): (ASTM D-3359) No adhesion loss
- Abrasion Coefficient: (ASTM D-968) 100 liters/mil topcoat
- Direct Impact Flexibility: (ASTM D-2794, Gardner Impact Tester, 1/10" Distortion) Excellent, no removal
- Reverse Impact Flexibility: (NCCA Spec. 11, ASTM D-2794, Gardner Impact Tester, 5/8" ball Impact force in inch pounds equal to metal thickness) Excellent, no cracking or loss of adhesion
- Formability: (ASTM D-4145, 180° T-Bend on 1/8 Mandrel) No cracks or loss of adhesion
- Erosion: (20 years, 45° South Florida) Maximum 15% loss
- Humidity Resistance: (ASTM D-2247) Passes 2000 hours on Galvalume® and 4000 hours on Aluminum
- Acid Resistance: (ASTM D-1308, Proc. 3.1.1, 10% Sulfuric Acid spot test, 24 hour exposure) Excellent, no effect
- Salt Spray Resistance: (ASTM B-117) Passes 2000 hours on Galvalume® and 4000 hours on Aluminum
- Alkali Resistance: (ASTM D-1308, Proc. 5.2, 10% Sodium Hydroxide, 24 hour exposure) Excellent, no effect
- Detergent Resistance: (ASTM D-2248, 72 hours immersion in 3% solution at 100°F) Excellent, no effect
- Resistance to Acid Pollutants: (ASTM D 1308 Proc. 3.1.1, 24 hour exposure 10% HNO³ vapors) Excellent, no effect
- Weathering - Color Retention: (ASTM D-2244, 20 years, 45° South Florida) Maximum 5 NBS units color change
- Weathering - Chalk Resistance: (ASTM D-4214, 20 years, 45° South Florida) Not worse than No. 8 rating

Notes:

1. ASTM - American Society for Testing Materials
2. NCCA - National Coil Coating Association
3. Galvalume® is 55% Aluminum-Zinc alloy coated sheet steel and is a registered trademark of BIEC International Inc.
4. Kynar 500® is a registered trademark belonging to Arkema, Inc.
5. Hylar 5000® is a registered trademark belonging to Solvay Solexis, Inc.

S Stock Color; Not subject to a minimum order
 N Non-Stock Color; Subject to inventory on hand; 4500 sf minimum order for 22 Gauge and 0.032 & 0.040 Aluminum
 N/A Not Available
 * Consult BMC on product availability. Premium and Metallic finishes are subject to a nominal surcharge, contact BMC for additional information.
 ** Consult Berridge on pricing and availability for Print Pattern Finishes.

BMC SAN ANTONIO
 6515 Fratt Rd.
 San Antonio, TX 78218
 (210) 650-3050
 Fax (210) 650-0379

BMC HOUSTON
 1720 Maury St.
 Houston, TX 77026
 (713) 223-4971
 Fax (210) 650-0379

BMC DALLAS
 2015 California Crossing
 Dallas, TX 75220
 (972) 506-8496
 Fax (210) 650-0379

BMC DENVER
 7505 E. 41st Ave.
 Denver, CO 80216
 (303) 322-3703
 Fax (210) 650-0379

BMC CHICAGO
 1175 Carolina Dr.
 W. Chicago, IL 60185
 (630) 231-7495
 Fax (210) 650-0379

BERRIDGE FLORIDA SALES CORPORATION***
 8802 Venture Cove
 Tampa, FL 33637
 (813) 335-4505
 Fax (210) 650-0379

BMC PHOENIX
 5717 W. Washington St.
 Phoenix, AZ 85043
 (602) 385-1237
 Fax (210) 650-0379

BMC ATLANTA
 319 Lee Industrial Blvd.
 Austell, GA 30168
 (770) 941-5141
 Fax (210) 650-0379

BMC OKLAHOMA CITY
 1400 Exchange Ave.
 Oklahoma City, OK 73108
 (405) 248-7404
 Fax (210) 650-0379

BMC KANSAS CITY
 1235 Southwest Blvd.
 Kansas City, KS 66103
 (913) 227-0855
 Fax (210) 650-0379

BERRIDGE CALIFORNIA SALES CORPORATION***
 8442 Sultana Ave.
 Fontana, CA 92335
 (562) 402-2081
 Fax (210) 650-0379

*** Berridge California and Florida Sales Corporations are separate entities from Berridge Manufacturing Company.



CORPORATE & SALES HEADQUARTERS
 2610 Harry Wurzbach Road
 San Antonio, TX 78209
 (210) 650-3050
 Fax (210) 650-0379

MANUFACTURING FACILITY
 2201 Rudeloff Road
 Seguin, TX 78155
 (830) 401-5200
 Fax (210) 650-0379

WWW.BERRIDGE.COM







MAY 7 2007



MAY 7 2007



NOV 10 2004



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: May 16, 2024
APPLICANT: Tim Herriage
CASE NUMBER: H2024-006; *Small Matching Grant for 501 Kernodle Street*

On April 17, 2024, staff received applications for a Certificate of Appropriateness (COA) [Case No. H2024-005] and a *Small Matching Grant* [Case No. H2024-006] from the property owner -- *Tim Herriage* -- for the purpose of replacing the roof on the existing single-family home situated on the subject property. The subject property is located at 501 Kernodle 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*) shall be eligible for a total grant amount 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. More specifically, the applicant is requesting to [1] replace the existing metal roof with a new standing seam metal roof that will closely match the color of the existing roof, [2] replace the existing asphalt shingles with new asphalt shingles, and [3] replace the roll roofing with the same standing seam material. 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 \$74,799.40, which makes 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). To date, the Historic Preservation Advisory Board (HPAB) has approved three (3) *Small Matching Grants* for FY2024; however, only two (2) of these *Small Matching Grants* are eligible for the program (i.e. *one [1] of the Small Matching Grants was revoked due to be work being done not in accordance to the approved building permit*). Should this request be approved, the *Small Matching Grants Fund* would be reduced to \$2,500.00.



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 501 Kernodle Street, Rockwall, TX 75087

SUBDIVISION Buttgen Addition LOT 1 BLOCK 1

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	Jennifer's Homes, Inc	APPLICANT(S) NAME	
ADDRESS	2701 Whispering Oaks Rockwall, TX 75087	ADDRESS	
PHONE	214-607.1227	PHONE	
E-MAIL	tim@timherriage.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): \$ 74,799.40

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 entire roof. Repair decking and soft spots. Remove all gutters. Replace metal roof sections with The Berridge Cee-Lock Panel Preweathered Galvalume.

Replace shingle portion of roof with 30 year shingle of closest match

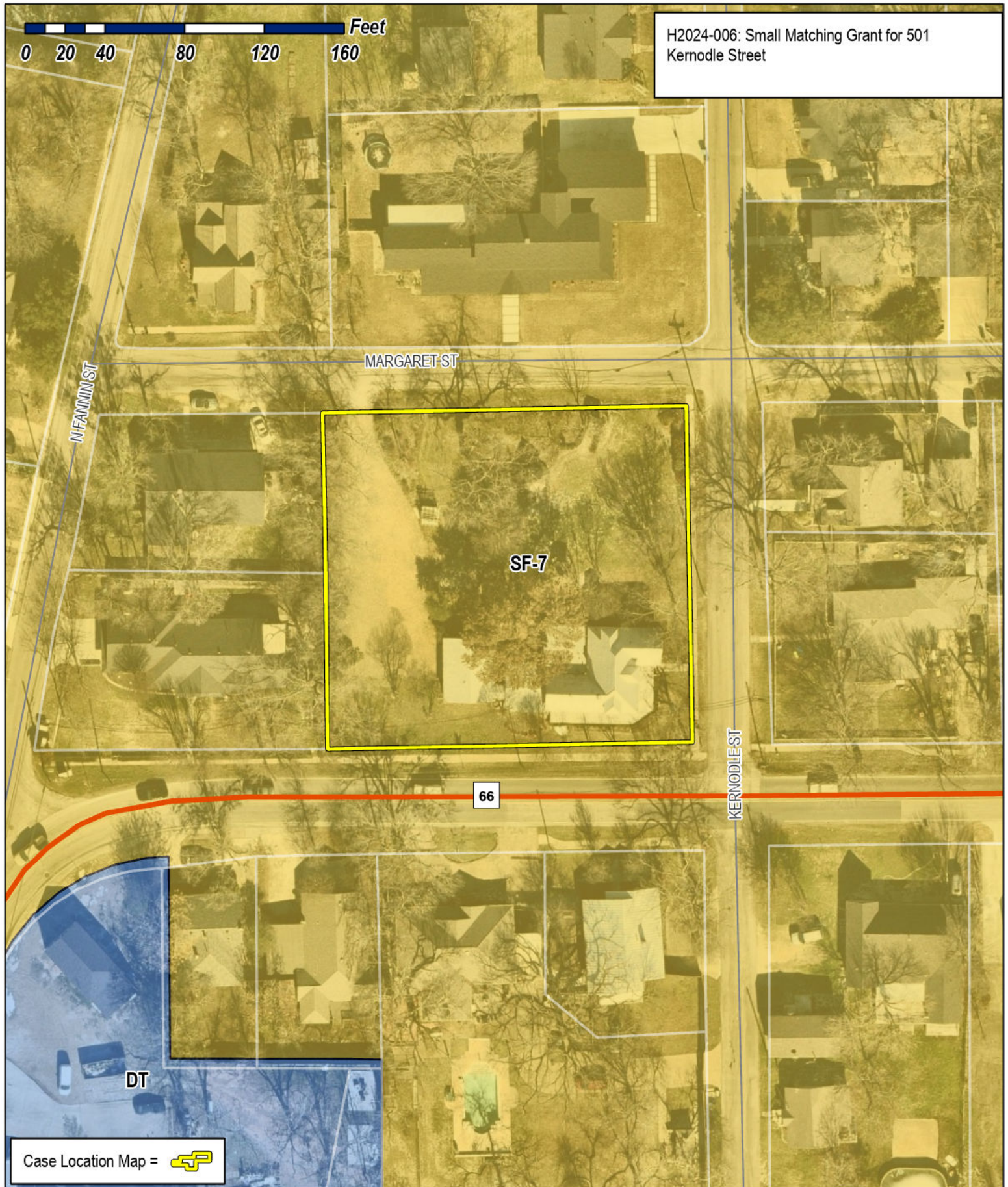
Replace gutters with white gutters

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 



H2024-006: Small Matching Grant for 501 Kernodle Street

0 20 40 80 120 160 Feet

SF-7

N FANNIN ST

MARGARET ST

KERNODLE ST

66

DT

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.

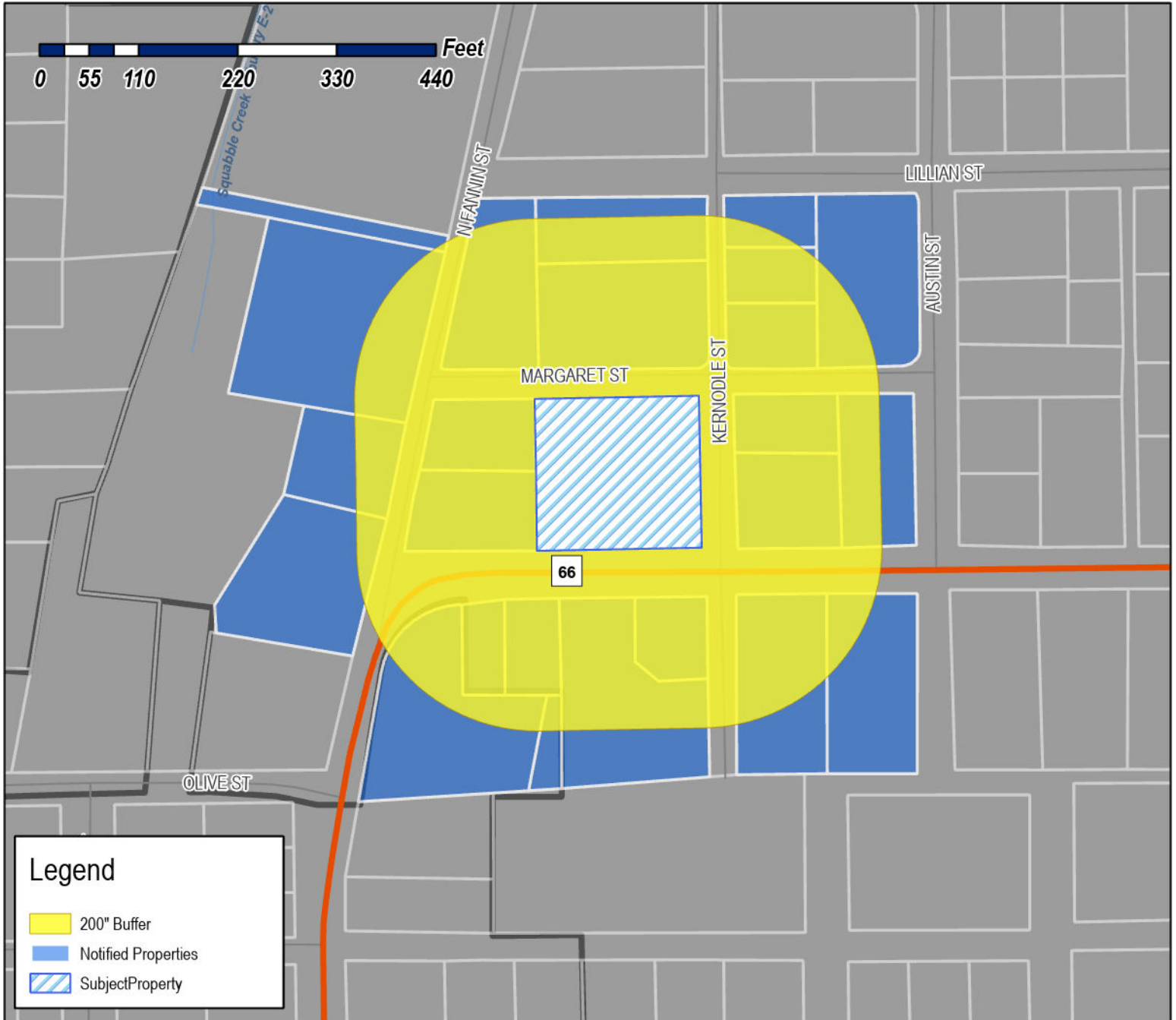




City of Rockwall

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385 S. Goliad Street
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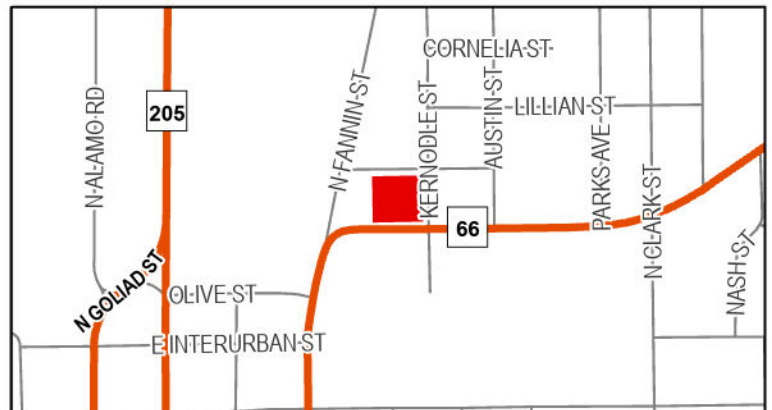
Legend

- 200" Buffer
- Notified Properties
- SubjectProperty

Case Number: H2024-006
Case Name: Small Matching Grant for a High Contributing property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 501 Kernodle Street

Date Saved: 5/2/2024

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



PRYOR MICA
1036 SIGNAL RIDGE PLACE
ROCKWALL, TX 75032

HILLTOP ESCAPES INC
2234 RANDAS WAY
ROCKWALL, TX 75087

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

LOFTUS GERALDINE J
302 E MARGARET ST
ROCKWALL, TX 75087

RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
306 WILLIAMS ST
ROCKWALL, TX 75087

SHIPMAN CLAY AKA BUDDY CLAYTON SHIPMAN
306 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
308 FANNIN
ROCKWALL, TX 75087

DEBORAH C WINES FAMILY TRUST
DEBORAH C WINES - TRUSTEE
308 WILLIAMS ST
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST
PATRICIA A MAY - TRUSTEES
308 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
310 WILLIAMS ST
ROCKWALL, TX 75087

PEREIRA ASHLE RENEE
402 WILLIAMS ST
ROCKWALL, TX 75087

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

RESIDENT
406 WILLIAMS ST
ROCKWALL, TX 75087

CM FANNIN I LP
4514 TRAVIS ST STE 326
DALLAS, TX 75205

RESIDENT
501 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
501 KERNODLE
ROCKWALL, TX 75087

HERNANDEZ BLAS MEJIA AND ANA K
502 KERNODLE STREET
ROCKWALL, TX 75087

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

SUMBLIN BEN III ESTATE OF
TONI YEAGER, GUARDIAN
504 PRESIDIO DR
ROCKWALL, TX 75087

SMITH ALAN E & JUDY ROPER SMITH
506 KERNODLE ST
ROCKWALL, TX 75087

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

BROWN JONATHAN R & CHRISTY A
601 KERNODLE ST
ROCKWALL, TX 75087

ODOM JAY L & ALISON N
601 N FANNIN ST
ROCKWALL, TX 75087

GASKIN STEVE AND
MICHAEL FLANARY
602 KERNODLE STREET
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

FUNK TED FREDRICK AND REBECCA LYNN
604 KERNODLE
ROCKWALL, TX 75087

POINTER PRICE
605 NAKOMA DR
ROCKWALL, TX 75087

RESIDENT
606 KERNODLE ST
ROCKWALL, TX 75087

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

SHIPMAN CLAY
742 RIDGE HOLLOW RD
HEATH, TX 75032

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Historic Preservation Advisory Board will consider the following application:

Case No. H2024-006: Small Matching Grant for 501 Kernodle Street

Hold a public hearing to discuss and consider a request by Tim Herriage of Jennifer's Homes, Inc. for the approval of a Small Matching Grant in conjunction with a request for the replacement of a roof 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, 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.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, May 16, 2024 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, May 16, 2024 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

----- PLEASE RETURN THE BELOW FORM -----

Case No. H2024-006: Small Matching Grant for 501 Kernodle 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:

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](#)



PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

Insured: JENNIFER'S HOMES
Property: 501 KERNODLE ST
ROCKWALL, TX 75087

Estimator: Nathan Purnell

Business: (214) 236-6382
E-mail: nathan@purnellroofingllc.com

Claim Number: ARAH-00000638

Policy Number:

Type of Loss: Hail

Date of Loss: 6/11/2023 9:54 AM
Date Inspected:

Date Received:
Date Entered: 11/7/2023 9:53 AM

Price List: TXDF8X_NOV23
Restoration/Service/Remodel
Estimate: JENNIFERSHOMES



PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

JENNIFERSHOMES

Laminate Roof Removal

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1. Tear off, haul and dispose of comp. shingles - Laminated								
21.65 SQ	61.89	0.00	1,339.92	0/30 yrs	Avg.	NA	(0.00)	1,339.92
The laminate roof totals 21.65 squares. See roof report.								
Totals: Laminate Roof Removal		0.00	1,339.92				0.00	1,339.92

Metal Shake Roof Removal

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
2. Remove Aluminum shake/slate - ridge or hip - mill finish								
187.62 LF	3.46	0.00	649.17	0/75 yrs	Avg.	NA	(0.00)	649.17
3. Remove Aluminum shake/slate - including felt - mill finish								
25.50 SQ	92.83	0.00	2,367.17	0/75 yrs	Avg.	NA	(0.00)	2,367.17
The metal shake roof is 25.5 squares. See roof report.								
4. Remove Aluminum shingle/shake valley flashing								
68.17 LF	0.66	0.00	44.99	0/75 yrs	Avg.	NA	(0.00)	44.99
5. Remove Aluminum sidewall/endwall flashing - mill finish								
42.00 LF	0.65	0.00	27.30	0/75 yrs	Avg.	NA	(0.00)	27.30
6. Remove Aluminum rake/gable edge trim - mill finish								
50.00 LF	0.65	0.00	32.50	0/75 yrs	Avg.	NA	(0.00)	32.50
7. Remove Additional charge for steep roof - 10/12 - 12/12 slope								
25.50 SQ	24.20	0.00	617.10	0/NA	Avg.	NA	(0.00)	617.10
Totals: Metal Shake Roof Removal		0.00	3,738.23				0.00	3,738.23

Coated Mod Bit Roof Removal

QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
8. Tear off, haul and dispose of modified bitumen roofing								
5.61 SQ	55.80	0.00	313.04	0/20 yrs	Avg.	NA	(0.00)	313.04
The mod bit roof is 5.61 squares. See roof report.								
Totals: Coated Mod Bit Roof Removal		0.00	313.04				0.00	313.04

Gazebo Metal Shake Roof Removal

PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
9. Remove Aluminum shake/slate - ridge or hip - mill finish	77.75 LF	3.46	0.00	269.02	0/75 yrs	Avg.	NA	(0.00)	269.02
10. Remove Aluminum shake/slate - including felt - mill finish	1.92 SQ	92.83	0.00	178.23	0/75 yrs	Avg.	NA	(0.00)	178.23
11. Remove Additional charge for steep roof greater than 12/12 slope	1.92 SQ	30.04	0.00	57.68	0/NA	Avg.	NA	(0.00)	57.68
Totals: Gazebo Metal Shake Roof Removal			0.00	504.93				0.00	504.93

Standing Seam Roof Replacement

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
12. Roofing felt - 15 lb.	55.24 SQ	35.92	40.01	2,024.23	0/20 yrs	Avg.	0%	(0.00)	2,024.23
13. Remove Drip edge/gutter apron	708.08 LF	0.36	0.00	254.91	0/35 yrs	Avg.	NA	(0.00)	254.91
14. Valley metal - (W) profile	81.83 LF	7.12	22.41	605.04	0/35 yrs	Avg.	0%	(0.00)	605.04
15. Standing seam metal roofing	5,524.00 SF	8.91	1,877.61	51,096.45	0/75 yrs	Avg.	0%	(0.00)	51,096.45
16. Hip / Ridge cap - metal roofing	351.33 LF	6.54	84.06	2,381.76	0/75 yrs	Avg.	0%	(0.00)	2,381.76
17. Eave trim for metal roofing - 29 gauge	549.83 LF	3.72	64.41	2,109.78	0/75 yrs	Avg.	0%	(0.00)	2,109.78
18. Aluminum rake/gable edge trim - mill finish	191.00 LF	5.29	26.00	1,036.39	0/75 yrs	Avg.	0%	(0.00)	1,036.39
19. Neoprene pipe jack flashing for metal roofing	10.00 EA	64.62	24.82	671.02	0/75 yrs	Avg.	0%	(0.00)	671.02
20. Flat roof exhaust vent / cap - gooseneck 8"	4.00 EA	81.61	8.91	335.35	0/35 yrs	Avg.	0%	(0.00)	335.35
21. R&R Flashing, 14" wide	23.00 LF	5.41	3.85	128.28	0/35 yrs	Avg.	0%	(0.00)	128.28
22. Roof vent - turtle type - Metal	2.00 EA	68.52	3.80	140.84	0/35 yrs	Avg.	0%	(0.00)	140.84
23. Step flashing	128.50 LF	10.60	20.88	1,382.98	0/35 yrs	Avg.	0%	(0.00)	1,382.98
24. R&R Chimney flashing - average (32" x 36")	1.00 EA	455.44	8.38	463.82	0/35 yrs	Avg.	0%	(0.00)	463.82
25. R&R Chimney flashing - small (24" x 24")	2.00 EA	354.34	9.42	718.10	0/35 yrs	Avg.	0%	(0.00)	718.10
26. Additional charge for steep roof - 10/12 - 12/12 slope	25.50 SQ	75.11	0.00	1,915.31	0/NA	Avg.	0%	(0.00)	1,915.31



PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

CONTINUED - Standing Seam Roof Replacement

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
27. Additional charge for steep roof greater than 12/12 slope	1.92 SQ	94.98	0.00	182.36	0/NA	Avg.	0%	(0.00)	182.36
Totals: Standing Seam Roof Replacement			2,194.56	65,446.62				0.00	65,446.62

Rear Elevation

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
28. Seal & paint wood siding	80.00 SF	2.42	3.43	197.03	0/15 yrs	Avg.	0%	(0.00)	197.03
29. Mask and prep for paint - plastic, paper, tape (per LF)	48.00 LF	1.84	1.07	89.39	0/15 yrs	Avg.	0%	(0.00)	89.39
30. R&R Overhead door panel - 13' to 18'	2.00 EA	626.11	76.48	1,328.70	0/35 yrs	Avg.	0%	(0.00)	1,328.70
31. Patio/pool Enclosure - Rescreen	204.00 SF	1.91	8.08	397.72	0/40 yrs	Avg.	0%	(0.00)	397.72
32. Scrape the surface area & prep for paint	80.00 SF	0.89	0.07	71.27	0/15 yrs	Avg.	0%	(0.00)	71.27
33. Clean overhead door & hardware	1.00 EA	60.63	5.02	65.65	0/NA	Avg.	0%	(0.00)	65.65
34. Paint overhead door - 2 coats (per side)	1.00 EA	155.09	3.97	159.06	0/15 yrs	Avg.	0%	(0.00)	159.06
35. Seal & paint single garage door opening & trim	1.00 EA	137.97	0.80	138.77	0/15 yrs	Avg.	0%	(0.00)	138.77
Totals: Rear Elevation			98.92	2,447.59				0.00	2,447.59

Debris Removal

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
36. Dumpster load - Approx. 12 yards, 1-3 tons of debris	1.00 EA	385.50	0.00	385.50	0/NA	Avg.	NA	(0.00)	385.50
37. Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA	623.57	0.00	623.57	0/NA	Avg.	NA	(0.00)	623.57



PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

CONTINUED - Debris Removal

	QUANTITY	UNIT	TAX	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
Totals: Debris Removal			0.00	1,009.07				0.00	1,009.07
Line Item Totals: JENNIFERSHOMES			2,293.48	74,799.40				0.00	74,799.40

[%] - Indicates that depreciate by percent was used for this item

[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item



PURNELL ROOFING

3916 Cameron Ln
Rockwall, TX 75087

Summary for Dwelling

Line Item Total	72,505.92
Material Sales Tax	2,288.46
Cleaning Mtl Tax	0.02
	<hr/>
Subtotal	74,794.40
Cleaning Sales Tax	5.00
	<hr/>
Replacement Cost Value	\$74,799.40
Net Claim	\$74,799.40
	<hr/> <hr/>

Nathan Purnell







MAY 7 2007



501

MAY 7 2007



50

NOV 10 2004



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: May 16, 2024

APPLICANT: Fernando Hernandez

CASE NUMBER: H2024-007; *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 to a fence 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 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 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 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.



FIGURE 1: AUGUST 10, 2012

Staff should note that the Historic Preservation Advisory Board (HPAB) reviewed a historic case (*Case No. H2023-001*), from the same applicant, on February 16, 2023. At that time, the applicant was proposing to enclose the garage and finish the exterior wall in brick to match the primary structure, install two (2) new windows on this enclosed wall, and replace all of the existing windows on existing home. Ultimately, the HPAB approved a motion to deny the applicant's request by a vote of 5-0, finding that the proposed changes [1] were not consistent with the guidelines of the historic district, and [2] impaired the historical integrity of the subject property. On April 20, 2023, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) for the purpose of replacing the garage doors and existing windows.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of replacing the existing 8 foot board on board cedar fence on the west property line and constructing a wrought-iron fence for the remaining portions of the back-yard on the subject property.

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*.

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." According to Subsection 08.02, *General Fence Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(p)ermitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner." In this case, the applicant is requesting to add a four (4) foot metal, wrought iron fence and gate which is permitted within a Single-Family 7 (SF-7) District. According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ..." In this case, the applicant's scope of work (*i.e. addition of a fence*) appears to generally be in conformance with the guidelines contained in the Unified Development Code (UDC), and the proposed scope of work does *not* appear to impair the historical integrity of the subject property nor does it appear to have a negative impact on any of the adjacent properties; however, requests for a Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On May 3, 2024, staff mailed 20 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 406 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 Clay Shipman
 ADDRESS 742 Ridgehollow
Heath, TX 75032
 PHONE 469 953 0400
 E-MAIL Clay@ShipmanFire.com

APPLICANT(S) NAME Fernando Hernandez
 ADDRESS 6800 Arapaho rd
Dallas TX 75248
 PHONE 469 251 0374
 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: New Fence 8' tall board on board

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.

New Fence board on board cedar 8' tall between the neighbor and New Metal picket fence around the property with access door

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 _____



H2024-007: 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.

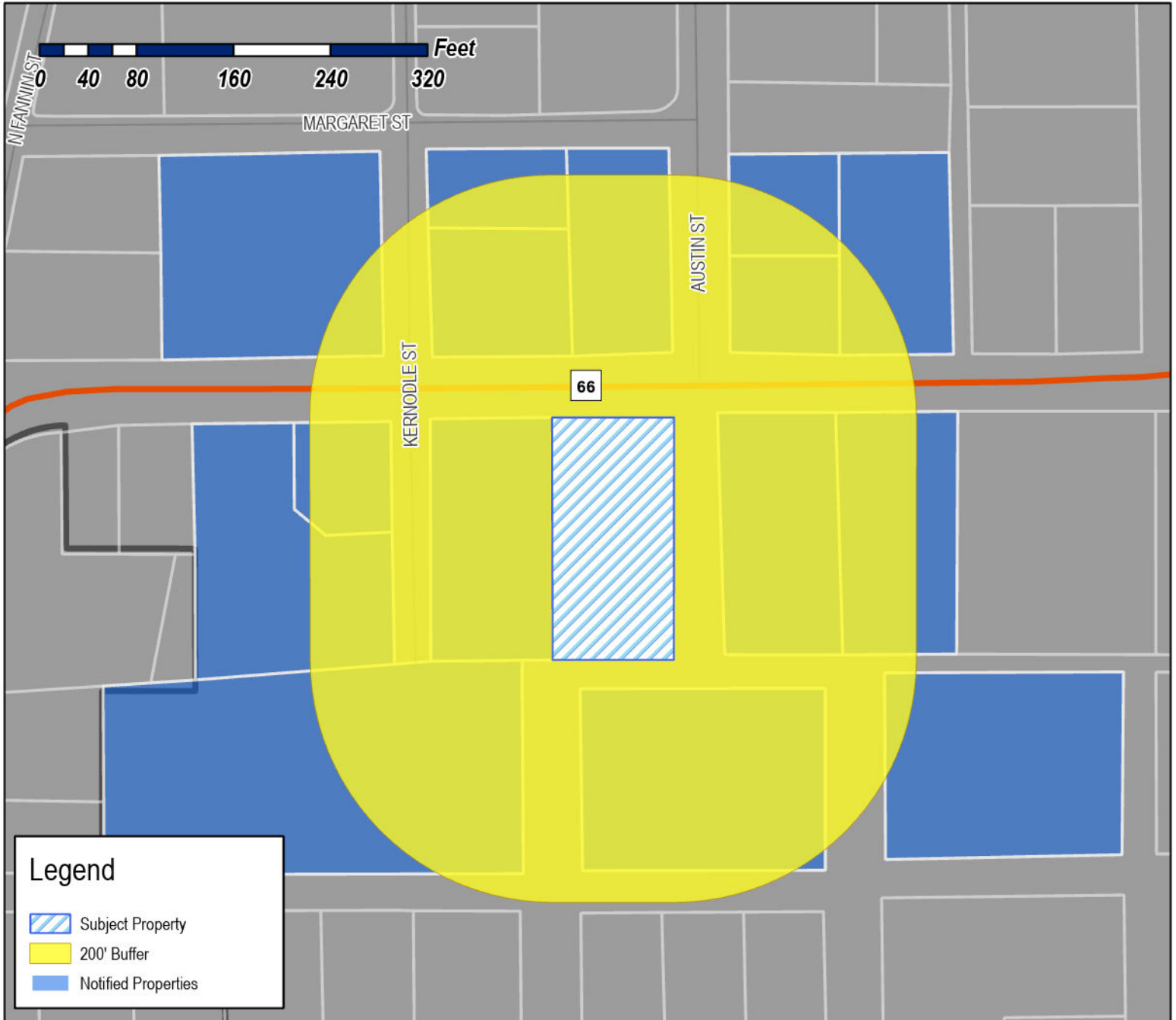




City of Rockwall

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

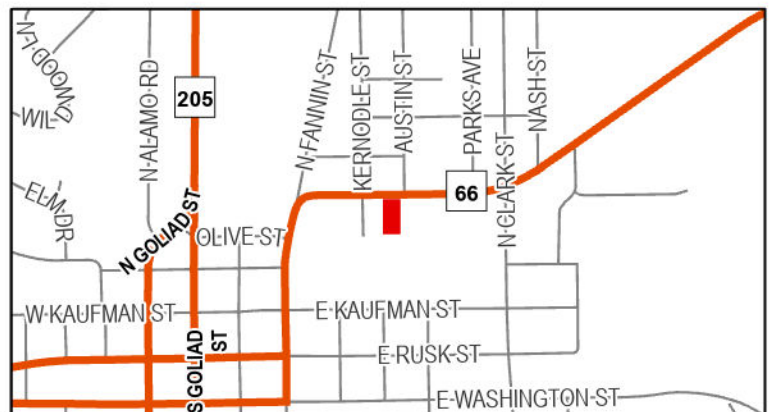
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: H2024-007
Case Name: Certificate of Appropriateness for a Medium Contributing property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 406 Williams Street

Date Saved: 5/2/2024

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



RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

DEBORAH C WINES FAMILY TRUST
DEBORAH C WINES - TRUSTEE
308 WILLIAMS ST
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST
PATRICIA A MAY - TRUSTEES
308 WILLIAMS ST
ROCKWALL, TX 75087

DEBORAH C WINES FAMILY TRUST
DEBORAH C WINES - TRUSTEE
310 WILLIAMS ST
ROCKWALL, TX 75087

PEREIRA ASHLE RENEE
402 WILLIAMS ST
ROCKWALL, TX 75087

SHIPMAN CLAY
406 WILLIAMS ST
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF
TONI YEAGER, GUARDIAN
501 AUSTIN ST
ROCKWALL, TX 75087

JENNIFER'S HOMES INC
501 KERNODLE
ROCKWALL, TX 75087

ROAN DOUGLAS RAY AND DEBORA J
501 WILLIAMS STREET
ROCKWALL, TX 75087

HERNANDEZ BLAS MEJIA AND ANA K
502 KERNODLE STREET
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E
502 WILLIAMS ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
504 AUSTIN ST
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF
TONI YEAGER, GUARDIAN
504 PRESIDIO DR
ROCKWALL, TX 75087

CROW CAROL RICHARDSON
504 WILLIAMS
ROCKWALL, TX 75087

MCNEELY KEVIN AND ALLISON
505 WILLIAMS STREET
ROCKWALL, TX 75087

SMITH ALAN E & JUDY ROPER SMITH
506 KERNODLE ST
ROCKWALL, TX 75087

SMITH ALAN E & JUDY ROPER SMITH
506 KERNODLE ST
ROCKWALL, TX 75087

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

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

SHIPMAN CLAY
742 RIDGE HOLLOW RD
HEATH, TX 75032

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Historic Preservation Advisory Board will consider the following application:

Case No. H2024-007: Certificate of Appropriateness 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 (COA) for exterior alterations to a fence 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 will hold a public hearing on Thursday, May 16, 2024 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Thursday, May 16, 2024 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

----- PLEASE RETURN THE BELOW FORM -----

Case No. H2024-007: Certificate of Appropriateness 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.

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

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

Rockwall County
101 E. Rusk St.
Rockwall TX, 75087

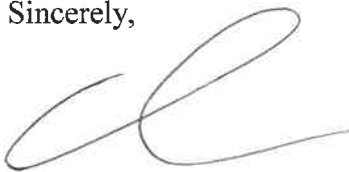
April 11, 2024

Buddy Clayton Shipman
406 Williams St.
Rockwall, TX 75087

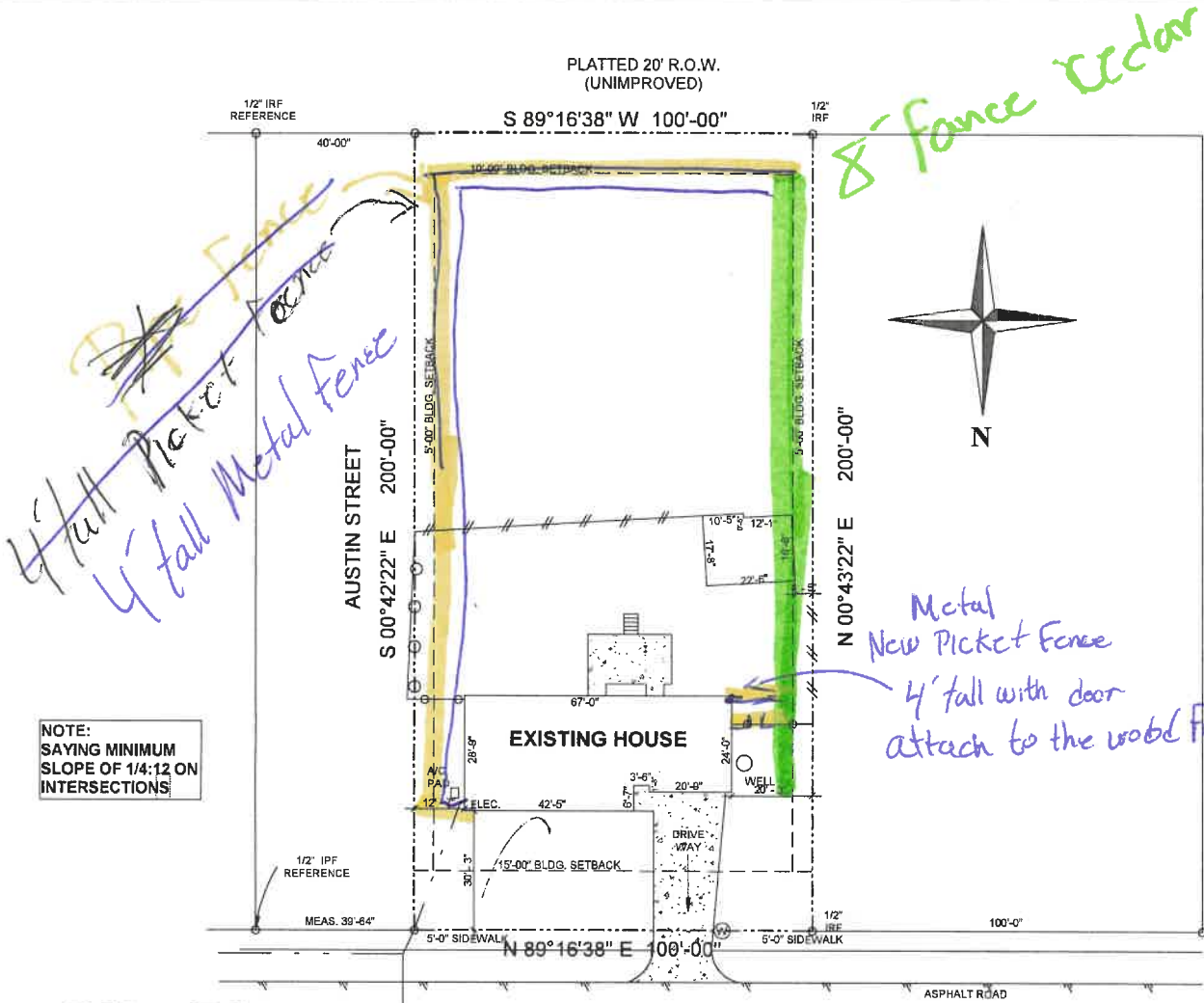
To whom it may concern,

I am requesting a permit to build a fence at 406 Williams St. Rockwall, TX. Three (3) sides of the fence will be 300 ft long. It will be made of black, metal bars. The last side will be an 8 ft tall and 180 ft long cedar fence on the west side of the property. The reason for the cedar fence is that my family and I want more privacy from our unfriendly neighbor. Unfortunately, we have had several unpleasant interactions, and we wish to avoid any further issues. If you have any further questions, please feel free to contact me at (469) 853-0400. Thank you for your consideration and help with this matter.

Sincerely,

A handwritten signature in black ink, appearing to be 'Buddy Clayton Shipman', written in a cursive style.

Buddy Clayton Shipman



1 Site Plan

1" = 30'-0"

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%



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, WE 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, TINKERING, 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

SITE PLAN

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

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: May 16, 2024

APPLICANT: Rebekah Barakat

CASE NUMBER: H2024-008; *Certificate of Appropriateness (COA) for 303 Williams Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Rebekah Barakat for the approval of a Certificate of Appropriateness (COA) for an addition to an existing driveway on a *Medium Contributing Property* being a 0.2800-acre parcel of land identified as Lot C, Block 2, 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 303 Williams Street, and take any action necessary.

BACKGROUND

The 1,923 SF single-family home -- *situated on the subject property at 303 Williams Street* -- was constructed circa 1950 utilizing the *Ranch* architectural style according to the 2017 *Historic Resource Survey*. 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 1911 based on the April 1911 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date. On May 18, 2023, the Historic Preservation Advisory Board (HPAB) denied a request for a Certificate of Appropriateness (COA) [*i.e.* Case No. H2023-006] for the construction of a wrought-iron fence in the front yard of the subject property. On June 15, 2023, the Historic Preservation Advisory Board (HPAB) approved a waiver to the one (1) year time limitation on a denied application to allow the applicant the ability to resubmit a new request for a Certificate of Appropriateness (COA). On July 20, 2023, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [*i.e.* Case No. H2023-010] for the construction of a wooden fence in the front yard of the subject property.



FIGURE 1: SEPTEMBER 2022

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of expanding an existing concrete driveway to allow for additional parking along N. Fannin Street.

ADJACENT LAND USES AND ACCESS

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

North: Directly north of the subject property is a 0.28-acre parcel of land (*i.e. 302 E. Margaret Street*) that is developed with a single-family home that is designated as a *Medium-Contributing Property* on the 2017 *Historic Resource Survey*. This property is zoned Single-Family 7 (SF-7) District. Following this is Margaret Street, which is identified as a R2 (*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 0.5760-acre parcel of land (*i.e. 703 Kernodle 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 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 0.1140-acre parcel of land (*i.e. 304 Williams Street*) developed with a single-family home and a 0.1840-acre parcel of land (*i.e. 306 Williams Street*) developed with a single-family home. Both of these properties are designated as *Medium-Contributing Properties* on the 2017 *Historic Resource Survey* and are zoned Single-Family 7 (SF-7) District. Beyond this is a parcel of land (*i.e. 308 Fannin Street*) that is developed with a restaurant (*i.e. Wade's Landing*). This property is classified as a *Non-Contributing Property* on the 2017 *Historic Resource Survey*, and is zoned Downtown (DT) District. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District.

East: Directly east of the subject property is a 0.7096-acre parcel of land (*i.e. 501 Kernodle Street*) developed with a single-family home that is designated as a *High-Contributing Property* on the 2017 *Historic Resource Survey*. Beyond this is Kernodle 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 0.2630-acre parcel of land (*i.e. 502 Kernodle Street*) developed with a single-family home that is designated as a *Medium-Contributing Property* on the 2017 *Historic Resource Survey*. In addition, there is also a 0.16-acre parcel of land (*i.e. 506 Kernodle Street*) developed with a single-family home that is designated as a *Non-Contributing Property* on the 2017 *Historic Resource Survey*. Both of these properties are zoned Single-Family 7 (SF-7) District. Following this is a 0.3860-acre parcel of land (*i.e. 501 Austin Street*) developed with a single-family home that is designated as a *Non-Contributing Property* on the 2017 *Historic Resource Survey*. This property is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is a 0.27-acre parcel of land (*i.e. 503 N. Fannin Street*) that is developed with a single-family home that is designated as a *Non-Contributing Property* on the 2017 *Historic Resource Survey*. Beyond this is a 1.65-acre vacant parcel of land (*i.e. Lot 1, Block A, Olive-Fannin Addition*) designated as a *Non-Contributing Property* on the 2017 *Historic Resource Survey*. Following this are three (3) parcels of land developed with two (2) *Medium-Contributing Properties* (*i.e. 602 and 504 N. Goliad Street*) and one (1) *Non-Contributing Property* (*i.e. 506 N. Goliad Street*). All of these properties are zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses. Beyond this is N. Goliad Street, which is identified as a M4U-M (*i.e. modified major collector, four (4) lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

CHARACTERISTICS OF THE PROJECT

The property owner is requesting a Certificate of Appropriateness (COA) for the purpose of expanding an existing driveway to allow additional parking along N. Fannin Street. The size of the driveway expansion will be approximately 15-feet by 22-feet, constructed of concrete with a broom finish, and will match the existing driveway. The applicant has submitted photos showing the current state of the driveway and the location of the proposed expansion.

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* on the 2017 *Historic Resource Survey*.

In reviewing the applicant's request against Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), driveway materials are subject to the following: "(J) *Paving Materials*. (1) Driveway and sidewalks should be paved with concrete, brick, cut stone, pavers, natural rock or asphalt. (2) All new sidewalks and driveways should be constructed to be compatible in texture, color, style and size with the main structure on the lot." In this case, the applicant is requesting to pave the expansion with concrete to match the existing driveway. According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(I) *Driveways*. ... (2) The driveway should not exceed a width of ten (10) feet ... and (8) (p)arking should be on 'improved' surfaces only, thereby maintaining the integrity of the front, side, and rear yards of the property."



PICTURED ABOVE: CONCRETE DRIVEWAY EXPANSION ALONG N. FANNIN STREET SHOWN IN BLUE

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 ..." Staff should note that the existing driveway is already greater than ten (10) feet in width -- *probably because it serves a two (2) car garage and which is characteristic of the time period of the proposed home* --, and that the driveway will be along N. Fannin Street which has limited visibility from the front of the home. Based on this, the applicant's scope of work appears to generally be in conformance with the guidelines and requirements contained in the Unified Development Code (UDC), and the proposed scope of work does not appear to impair the historical integrity of the subject property nor does it appear to have a negative impact on any of the adjacent properties; however, requests for a Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

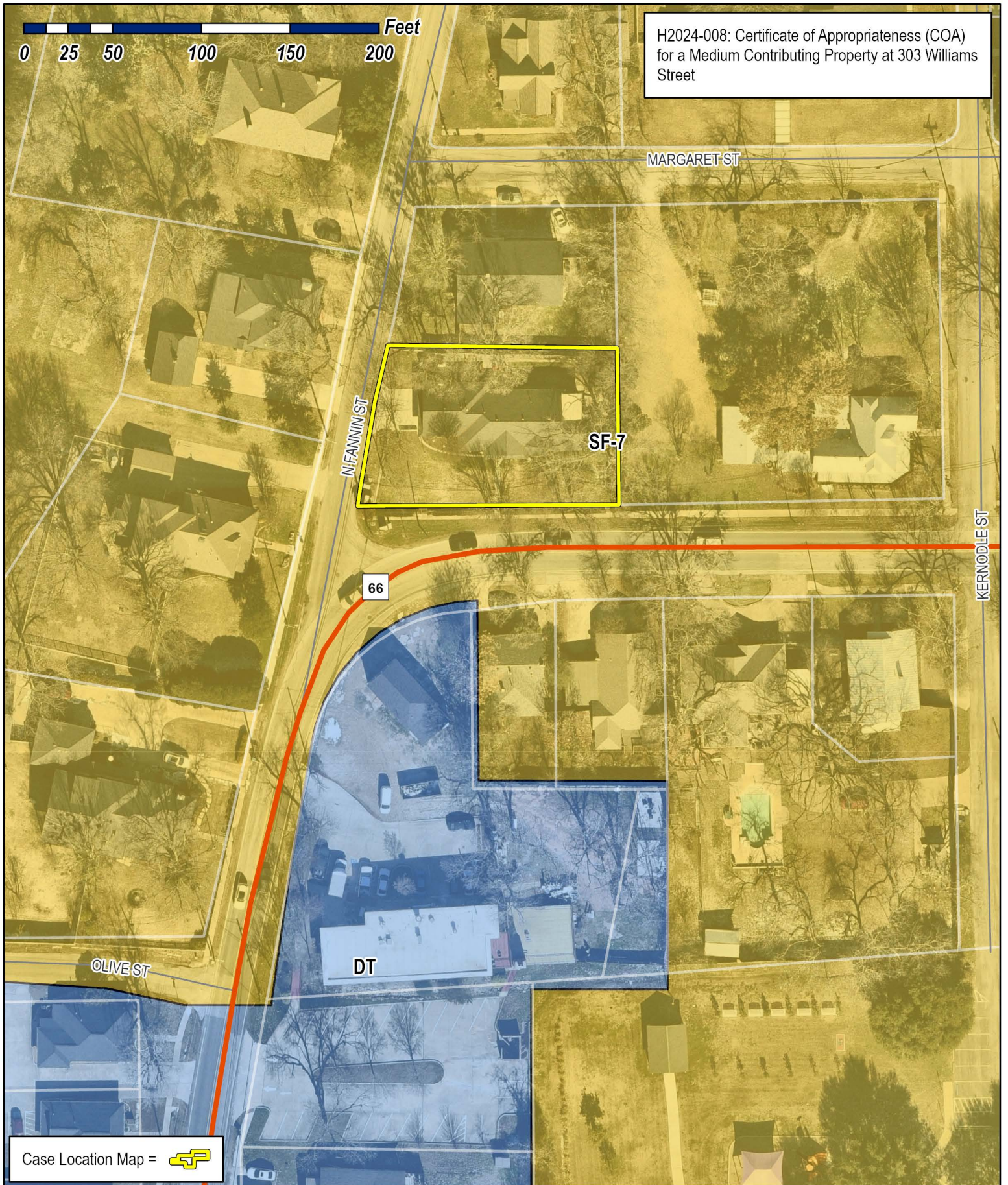
NOTIFICATIONS

On May 5, 2024, staff mailed 22 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 Appropriateness (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.



H2024-008: Certificate of Appropriateness (COA)
for a Medium Contributing Property at 303 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.

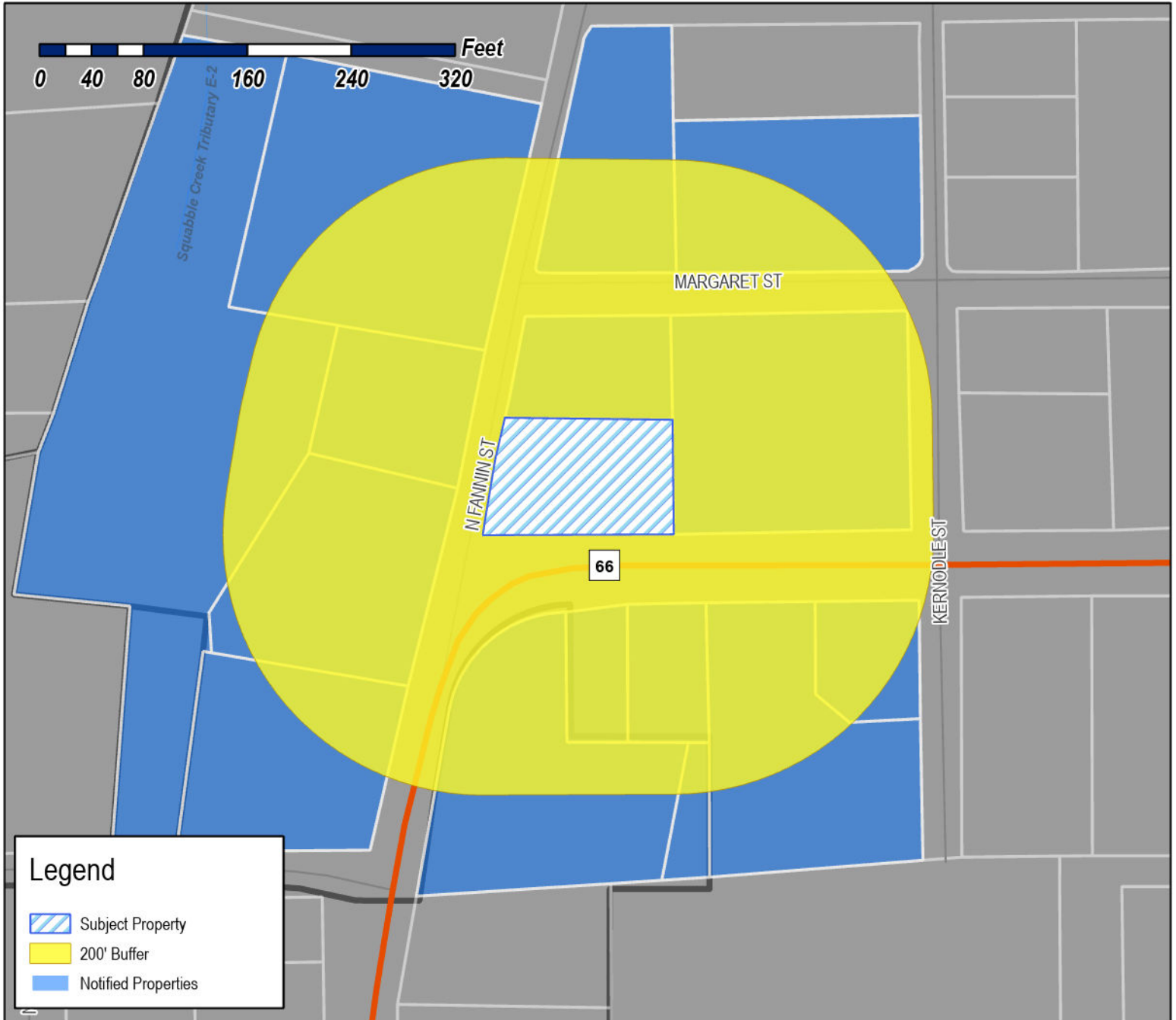





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Legend

-  Subject Property
-  200' Buffer
-  Notified Properties

Case Number: H2024-008
Case Name: Certificate of Appropriateness for a Medium Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 303 Williams Street

Date Saved: 5/1/2024

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



RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

HILLTOP ESCAPES INC
2234 RANDAS WAY
ROCKWALL, TX 75087

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

LOFTUS GERALDINE J
302 E MARGARET ST
ROCKWALL, TX 75087

RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

SHIPMAN CLAY AKA BUDDY CLAYTON SHIPMAN
306 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
306 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
308 FANNIN
ROCKWALL, TX 75087

DEBORAH C WINES FAMILY TRUST
DEBORAH C WINES - TRUSTEE
308 WILLIAMS ST
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST
PATRICIA A MAY - TRUSTEES
308 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
310 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
401N FANNIN ST
ROCKWALL, TX 75087

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

CM FANNIN I LP
4514 TRAVIS ST STE 326
DALLAS, TX 75205

RESIDENT
501 KERNODLE
ROCKWALL, TX 75087

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

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

BROWN JONATHAN R & CHRISTY A
601 KERNODLE ST
ROCKWALL, TX 75087

ODOM JAY & ALISON
601 N FANNIN ST
ROCKWALL, TX 75087

POINTER PRICE
605 NAKOMA DR
ROCKWALL, TX 75087

J-PEG PROPERTIES LLC
704 N GOLIAD
ROCKWALL, TX 75087

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. H2024-008: Certificate of Appropriateness for 303 Williams Street

Hold a public hearing to discuss and consider a request by Rebekah Barakat for the approval of a Certificate of Appropriateness (COA) for an addition to an existing driveway on a Medium Contributing Property being a 0.2800-acre parcel of land identified as Lot C, Block 2, 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 303 Williams Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, May 16, 2024 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Thursday, May 16, 2024 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

----- PLEASE RETURN THE BELOW FORM -----

Case No. H2024-008: Certificate of Appropriateness for 303 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.

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

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

From: [Kathy Seregow](#)
To: [Guevara, Angelica](#)
Subject: RE: Case No.H2024-009
Date: Monday, May 6, 2024 9:45:00 PM

Thank you so much for your prompt reply! We received 4 Public Notices today:

1. Building Permit Fee Waiver for 303 Williams St
2. Small matching grant for 303 Williams Street
3. Small matching grant for 501 Kernodle Street
4. Certificate of Appropriateness for 501 Kernodle Street

We did not receive a COA for the 303 Williams St driveway. We will voice our opposition in writing on the "Request for an addition to an existing driveway."

The 303 Williams St is zoned for a single-family (SF-7) home. Ms Barakat and her husband are using the home as an Air B & B, a commercial business. With an addition, it will look like a commercial parking lot. We certainly never envisioned this view from our historic district home.

Of course, we will be at the meeting. Our home is affected the most by this new potential development.

Sincerely,

Jim & Kathy Seregow











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 303 Williams Street

SUBDIVISION F+M

LOT SW/4C BLOCK 2

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

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

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

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: _____

OWNER(S) NAME Rebekah Barakat

APPLICANT(S) NAME _____

ADDRESS 2234 Randas Way

ADDRESS _____

Rockwall TX 75087

PHONE 214-957-9858

PHONE _____

E-MAIL rmontgomer@me.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): \$ 8372.00

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.

Please see attached letter, pictures and property survey.

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 Rebekah Barakat

APPLICANT'S SIGNATURE Rebekah Barakat

To whom it may concern:

I would like to propose a concrete driveway expansion to the HPAB for 303 Williams St. Rockwall, Texas 75087.

The expansion will extend the existing concrete driveway for additional parking along N. Fannin St. The expansion size will be approximately 15ft by 22 ft of concrete with a broom finish to match the existing driveway. The following pictures are intended to illustrate where the driveway will be expanded on the left side of the driveway and to show the current state.



Picture 1: Concrete Driveway Expansion along Fannin St. illustrated above in **Blue**



Picture 2: Existing driveway of 303 Williams off Fannin St.



Picture 3: Driveway and yard view of 303 Williams off Fannin St.

BEING a Part of BLOCK 2 of CASHERS AND MEDICINETH NATIONAL BANK ADDITION to the City of Rockwall, according to the recorded Plat thereof, recorded in Volume R, Page 317, Rockwall County Deed Records and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner at the intersection of the East line of Fannin Street with the North line of Williams Street at the Southeast corner of said Block 2;

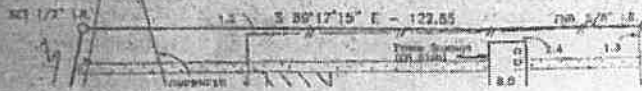
THENCE North 17° 15' 15" East along the East line of said Fannin Street and the West line of said Block 2, a distance of 94.01 feet to a 3/4" iron rod set for corner;

THENCE South 89° 17' 15" East, a distance of 122.85 feet to a 5/8" iron rod found for corner;

THENCE South 01° 10' 40" East, a distance of 90.78 feet to a 3/8" iron rod found for corner in the North line of said Williams Street;

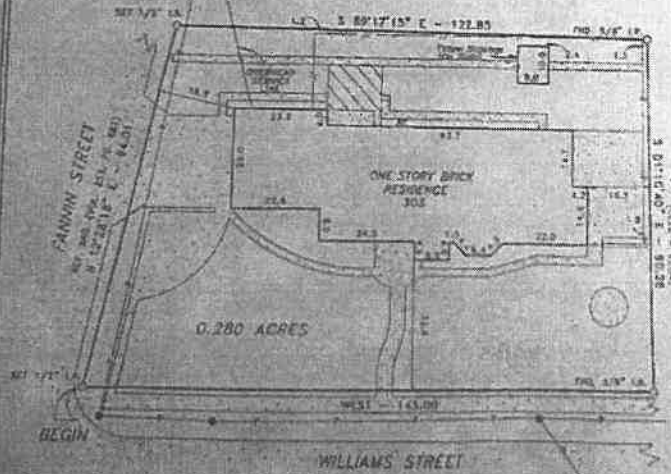
THENCE West along the North line of said Williams Street a distance of 145.00 feet to the PLACE OF BEGINNING and containing 0.280 acres of land.

ELIZABETH SHEIMAN
VOL. 164, PG. 411



04/10/09 09:02 AM
TX 001 01 0001/01/09

ELIZABETH SHEIMAN
VOL. 164, PG. 411



JAMES D. BUTTEN
VOL. 127, PG. 479

TO ALL WHOM THESE PRESENTS SHALL COME, I, the undersigned, do hereby certify that the within and foregoing plat was duly recorded in the Public Records of this County, Texas, on the 15th day of April, 1909, at 10:15 A.M.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County, at Rockwall, Texas, this 15th day of April, 1909.



WORKS TITLE
ALL OF THE PARTS OF AN ORDER MADE WITHIN OF THIS PLAT AND THE CONTAINMENT THEREOF AS HEREIN SET FORTH FOR THE SAID WORKS TITLE.

NAME (Home Place)
JOB NO. 8376
DATE 4/15/09
OFF. J. D. BUTTEN
CITY, ST. ROCK

Analytical Surveys, Inc.

J. D. BUTTEN
ROCKWALL, TEXAS
1909



303



NOV 10 2004



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: May 16, 2024

APPLICANT: Rebekah Barakat

CASE NUMBER: H2024-009; *Building Permit Fee Waiver for 303 Williams Street*

The applicant -- *Rebekah Barakat* -- is requesting the approval of a *Building Permit Fee Waiver* for the expansion to an existing driveway on the subject property. This request is being proposed in tandem with a Certificate of Appropriateness (COA) [*i.e. Case No. H2024-008*] and a *Small Matching Grant* [*i.e. Case No. H2024-010*]. On March 21, 2016, the City Council approved *Resolution No. 16-08* establishing the *Building Permit Fee Waiver Program* to provide an incentive for the rehabilitation or restoration of historic structures and other properties in certain areas of the City. For a residential property to be eligible for the *Building Permit Fee Waiver Program*, the property must be located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District and involve a minimum investment of \$5,000.00 for a rehabilitation or restoration project. Properties classified as Contributing (*i.e. High, Medium, or Low Contributing*) shall be eligible for a full waiver of building permit fees and properties classified as Non-Contributing shall be eligible for a reduction in permit fees of up to 50.00%. The applicant has provided a scope of work and a valuation of \$8,372.00 for the construction of the new addition and new garage. Based on the property's designation as Medium-Contributing, the building permit fee would be eligible for a 100.00% reduction under the *Building Permit Fee Waiver* program. The estimated building permit fees for this project is as follows:

PERMIT	FEE
CONCRETE	\$66.00 [<i>i.e. \$0.20/SF (MINIMUM FEE: \$50.00)</i>]

Should the Historic Preservation Advisory Board (HPAB) approve the request, the total *Building Permit Fee Waiver* request would be for \$66.00. Staff should note that requests for *Building Permit Fee Waivers* are discretionary decisions for the Historic Preservation Advisory Board (HPAB). Staff should note that this project is neither for rehabilitation or restoration purposes, and does not appear to meet the intent of the program. Should the Historic Preservation Advisory Board (HPAB) have any questions concerning the applicant's request, staff and the applicant will be present at the May 16, 2024 meeting.



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: _____

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- BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- SMALL MATCHING GRANT APPLICATION

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- COMMERCIAL

PROPERTY INFORMATION (PLEASE PRINT)

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SUBDIVISION F+M

LOT SW/4C BLOCK 2

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

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

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

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: _____

OWNER(S) NAME Rebekah Barakat

APPLICANT(S) NAME _____

ADDRESS 2234 Randas Way
Rockwall TX 75087

ADDRESS _____

PHONE 214-957-9858

PHONE _____

E-MAIL rmontgomer@me.com

E-MAIL _____

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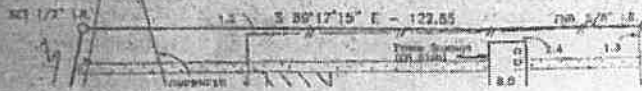
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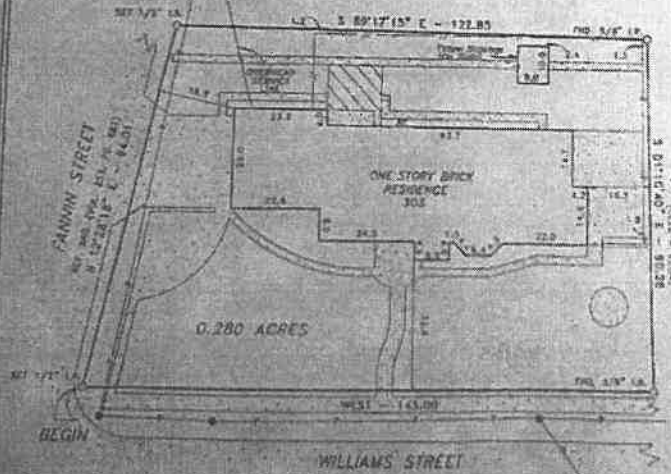
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174 807 57 2004/12/19

ELIZABETH SHEIMAN
VOL. 164, PG. 411



JAMES D. BUTTEN
VOL. 127, PG. 479

TO ALL WHOM THESE PRESENTS SHALL COME, I, the undersigned, Clerk of the County of Rockwall, Texas, do hereby certify that the above and foregoing plat was duly recorded in my office on this 15th day of February, 1922, at 10:15 A.M., and that the same is a true and correct copy of the original as filed in my office.



OWNER TITLE
NAME: Elizabeth Sheiman
JOB NO: 8376
DATE: 11/10/09
OFF: 11/10/09
CITY: TX
STATE: TX

Analytical Surveys, Inc.

730.888.5155
Houston, Texas
1999



303



NOV 10 2004





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: May 16, 2024
APPLICANT: Rebekah Barakat
CASE NUMBER: H2024-010; *Small Matching Grant for 303 Williams Street*

On April 24, 2024, staff received applications for a Certificate of Appropriateness (COA) [i.e. Case No. H2024-008], a *Small Matching Grant* [i.e. Case No. H2024-010], and a *Building Permit Fee Waiver* [i.e. Case No. H2024-009] from the property owner -- *Rebekah Barakat* -- for the purpose of expanding the existing driveway on the subject property. The subject property is located at 303 Williams Street and is designated as a *Medium-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*) shall be eligible for a total grant amount 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 *Medium-Contributing Property*. The project includes improvements that will be visible from the street (i.e. *adding 330 SF of concrete to the existing driveway which is visible from N. Fannin Street*) and, based on the applicant's scope of work, the property is eligible for matching funds; however, staff should point out that the purpose of this program is to encourage small improvements and beautification projects that improve the overall look of the district, and -- *in this case* -- the proposed paving project does not conform to this purpose. The total valuation of the project provided by the applicant is \$8,372.00, which makes 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 October 1, 2023, the Historic Preservation Advisory Board (HPAB) has approved three (3) *Small Matching Grants* for FY2024; however, only two (2) of these *Small Matching Grants* are eligible for the program (i.e. *one [1] of the Small Matching Grants was revoked due to be work being done not in accordance to the approved building permit*). Should this request be approved, the *Small Matching Grants Fund* would be reduced to \$2,500.00.



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 303 Williams Street

SUBDIVISION F+M

LOT SW/4C BLOCK 2

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

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

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

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: _____

OWNER(S) NAME Rebekah Barakat

APPLICANT(S) NAME _____

ADDRESS 2234 Randas Way
Rockwall TX 75087

ADDRESS _____

PHONE 214-957-9858

PHONE _____

E-MAIL rmontgomer@me.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): \$ 8372.00

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.

Please see attached letter, pictures and property survey.

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 Rebekah Barakat

APPLICANT'S SIGNATURE Rebekah Barakat

To whom it may concern:

I would like to propose a concrete driveway expansion to the HPAB for 303 Williams St. Rockwall, Texas 75087.

The expansion will extend the existing concrete driveway for additional parking along N. Fannin St. The expansion size will be approximately 15ft by 22 ft of concrete with a broom finish to match the existing driveway. The following pictures are intended to illustrate where the driveway will be expanded on the left side of the driveway and to show the current state.



Picture 1: Concrete Driveway Expansion along Fannin St. illustrated above in **Blue**



Picture 2: Existing driveway of 303 Williams off Fannin St.



Picture 3: Driveway and yard view of 303 Williams off Fannin St.

BEING a Part of BLOCK 2 of CASHERS AND MEDICINETH NATIONAL BANK ADDITION to the City of Rockwall, according to the recorded Plat thereof, recorded in Volume R, Page 317, Rockwall County Deed Records and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner at the intersection of the East line of Fannin Street with the North line of Williams Street at the Southeast corner of said Block 2;

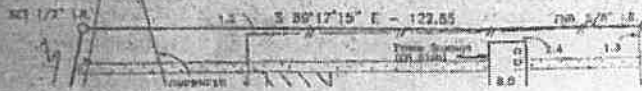
THENCE North 17° 15' 15" East along the East line of said Fannin Street and the West line of said Block 2, a distance of 94.01 feet to a 3/4" iron rod set for corner;

THENCE South 89° 17' 15" East, a distance of 122.85 feet to a 5/8" iron rod found for corner;

THENCE South 01° 10' 40" East, a distance of 90.78 feet to a 3/8" iron rod found for corner in the North line of said Williams Street;

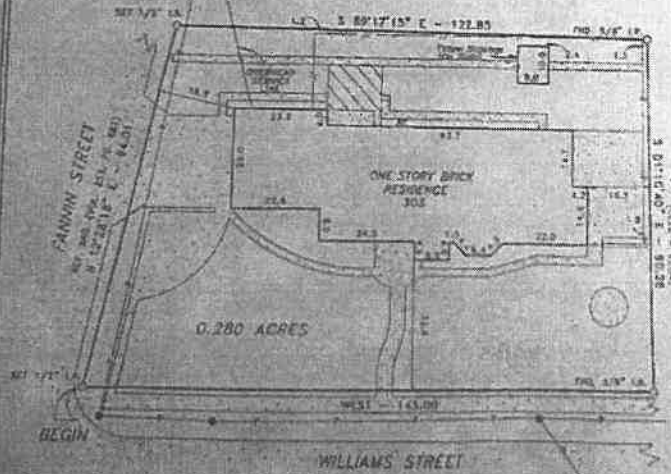
THENCE West along the North line of said Williams Street a distance of 145.00 feet to the PLACE OF BEGINNING and containing 0.280 acres of land.

ELIZABETH SHEIMAN
VOL. 164, PG. 411



04/10/09 09:02 AM
TX 001 01 000012179

ELIZABETH SHEIMAN
VOL. 164, PG. 411



JAMES D. BUTTEN
VOL. 127, PG. 479

TO ALL WHOM THESE PRESENTS SHALL COME, I, the undersigned, Clerk of the County of Rockwall, Texas, do hereby certify that the above and foregoing plat was duly recorded in my office on this 10th day of April, 2009, at Rockwall, Texas, in Volume 164, Page 411, of the Public Records and that the same is a true and correct copy of the original as the same appears in my office.



LAND TITLE
ONE OF THE PARTS OF AN INSTRUMENT WHICH IS OF THIS FILE AND FOR WHICH THIS INSTRUMENT IS FILED IS DESCRIBED AS FOLLOWS FOR THE PURPOSE OF THIS INSTRUMENT:
BOOK: (Instrument Number)
PAGE NO: 411
DATE: 04/10/09
COUNTY: TX
STATE: TX

Analytical Surveys, Inc.

1000 E. SHILOH
DALLAS, TEXAS 75201

730.806.0100
FACSIMILE: 730.806.0101



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