

AGENDA

HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MARCH 20, 2025 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 February 20, 2025 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) **H2025-010 (HENRY LEE)**

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

(3) **H2025-011 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Gary and Carol Byrd for the approval of a Certificate of Appropriateness (COA) for an accessory building on a Non-Contributing Property being a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith 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 403 E. Kaufman 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.

(4) 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 March 14, 2025 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
FEBRUARY 20, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2
3 I. CALL TO ORDER
4

5 Chairman Tiffany Miller brought the meeting to order at 6:00PM. Board members present were Haydon Frasier, Allison McNeely Steve Gaskin, Ben
6 Lewis, Sarah Freed and Fran Webb. Staff members present were Director of Planning and Zoning Ryan Miler, Senior Planner Henry Lee, Planner
7 Bethany Ross, Planning Technician Angelica Guevara and Planning Coordinator Melanie Zavala.
8

9 II. OPEN FORUM
10

11 *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.*
12 *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*
13 *the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per*
14 *the Texas Open Meetings Act.*
15

16 **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**
17 **one indicating such Chairman Miller closed the open forum.**
18

19 III. CONSENT AGENDA
20

21 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code*
22 *(UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*
23

24 1. Approval of Minutes for the November 21, 2024 Historic Preservation Advisory (HPAB) meeting.
25

26 **Board Member Freed made a motion to approve the Consent Agenda. Board Member Frasier seconded the motion which passed by a vote of 7-0.**
27

28 IV. PUBLIC HEARING ITEMS
29

30 *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*
31 *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*
32 *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*
33 *limit all comments to three (3) minutes out of respect for the time of other citizens.*
34

35 2. **H2025-002 (HENRY LEE)**

36 Hold a public hearing to discuss and consider a request by Rex Latham on behalf of Mark Latham for the approval of a Certificate of Appropriateness (COA)
37 for a Fence for a Medium Contributing Property being a 0.17-acre tract of land identified as being a portion of Lots 1, 2, & 3, Block H, Epstein Addition, City
38 of Rockwall, Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Multi-Family 14 (MF-14) District, addressed as
39 310 S. Fannin Street, and take any action necessary.
40

41 **Senior Planner Henry Lee provided a summary regarding the applicant's request. The applicant is requesting to add a six-foot cedar fence along**
42 **the South property line. It will essentially continue from the southwest corner up until the front facade of the home it will not continue past the**
43 **front facade towards the roadway. The applicant has indicated this fence is there to provide screening from the city parking lot. When reviewing**
44 **this the board is determining looking at the architectural compatibility in terms of the height materials color and texture design with the style and**
45 **period of the home. As well as determining whether it adversely affects the character of the site. The proposed scope of work doesn't appear to**
46 **affect the historical integrity, or the adjacent properties given that all the all the adjacent properties around it all have those cedar fences and the**
47 **applicant indicated there was a wood fence there previously in 2012. Staff mailed out notices to 25 property owners within 200 feet of the subject**
48 **property. At this time, staff has not received any notices in return.**
49

50 **Rex Latham**
51 **310 S. Fannin Street**
52 **Rockwall, TX 75087**
53

54 **Mr. Latham came forward and provided additional details regarding his request.**
55

56 **Chairman Miller opened the Public Hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating**
57 **such, Chairman Miller closed the public hearing and brought the item back for discussion or action.**
58

59 **Board member Freed made a motion to approve H2025-002 six-foot fence. Board Member Gaskin seconded the motion which passed by a vote of**
60 **7-0.**
61

62 3. **H2025-003 (BETHANY ROSS)**

63 Hold a public hearing to discuss and consider a request by Kelli Walker for the approval of a Certificate of Appropriateness (COA) for an Addition to a Low
64 Contributing Property being a 0.25-acre tract of land identified as Block 120E of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas,

65 situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 603 E. Rusk Street, and take any action
66 necessary.
67

68 **Planner Bethany Ross** Provided a summary regarding the applicant's request. The applicant is seeking approval for a 700 square foot expansion
69 of the existing single-family home and to add a 120 square foot tuff shed. In this case the applicant's addition to the existing home does meet the
70 building standards of the historic guidelines. However, with the addition of the air-conditioned space of 701 square feet or 75% of the current
71 historic home the new addition will decrease the contributing status of the property. In addition, the scope of work does not appear to be for
72 purpose of restoration of the existing home due to its current low contributing status staff has added a condition of approval that the Historic
73 preservation Advisory Board remove the contributing status and designate this property as non-contributing. The proposed addition of 701
74 square feet to the low contributing home does not appear to appear to impair the historical integrity of the subject property. However, it does not
75 seem to negatively it also does not seem to negatively impact the adjacent properties. According to the accessory structure standards of the UDC
76 the single family 7 (SF-7) district allows a total of 2 accessory buildings each being 144 square foot in size. The property has an existing
77 accessory building of 80 square feet. In this case the section of the code goes on to state that the accessory structure is still not to exceed 15 feet
78 in height the proposed tuff shed building meets all the requirements of the accessory structure as stipulated in the accessory structure
79 standards.
80

81 **Kelli Walker**
82 **603 E. Rusk Street**
83 **Rockwall, TX 75087**
84

85 **Mrs. Walker** came forward and provided additional details regarding her request.
86

87 **Director of Planning and Zoning Ryan Miller** that the Certificate of Appropriateness (COA) covers both the 700 square foot addition to the house
88 and then also the storage shed in the rear yard.
89

90 **Board Member Frasier** asked if the current storage shed meets all requirements and setbacks.
91

92 **Director of Planning and Zoning Ryan Miller** explained that the storage shed used to be running north, south and it was moved, and it was moved
93 to run east and west. It is a portable storage shed but we classify because it's on skid it's not on a permanent foundation, but it is greater than
94 120 square feet so it's legally nonconforming in that in that sense. Portable storage sheds are only allowed to be 120 square feet from that
95 standpoint it it's legally non-conforming and doesn't cause any issues.
96

97 **Director of Planning and Zoning Ryan Miller** asked if there were any questions regarding changing the status if the board had any questions.
98

99 **Board Member Webb** asked how often they evaluate the Historic District.
100

101 **Director of Planning and Zoning Ryan Miller** explained it usually is about every 10 years.
102

103 **Chairman Miller** opened the Public Hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating
104 such, Chairman Miller closed the public hearing and brought the item back for discussion or action.
105

106 **Board Member McNeely** made a motion to approve H2025-003 the addition as it states and the tuff shed. **Board Member Lewis** seconded the
107 motion which passed by a vote of 6-1. With Chairman Miller dissenting. **Board member McNeely** made a motion to approve H2025-003
108 reclassification to a non-contributing property. **Board Member Gaskin** seconded which passed by a vote of 6-1 with **Board member Webb**
109 dissenting.
110

111 4. H2025-004 (BETHANY ROSS)

112 Hold a public hearing to discuss and consider a request by Kelli Walker for the approval of a Small Matching Grant for an Addition to a Low Contributing
113 Property being a 0.25-acre tract of land identified as Block 120E of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, situated within the
114 Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 603 E. Rusk Street, and take any action necessary.
115

116 **Planner Bethany Ross** explained that the applicant is requesting a small matching grant. The total evaluation of the project provided by the
117 applicant is \$110,000 dollars. This would make the project eligible for a small matching grant up to 500 since there was a motion to change the
118 contributing property status to non-contributing. However, approval of this request is a discretionary decision.
119

120 **Chairman Miller** opened the Public Hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating
121 such, Chairman Miller closed the public hearing and brought the item back for discussion or action.
122

123 **Board Member Frasier** made a motion to approve H2025-004 for a small matching grant of \$500. **Board Member Freed** seconded the motion which
124 passed by a vote of 5-2 with **Board Member Gaskin** and **Chairman Miller** dissenting.
125

126 5. H2025-005 (BETHANY ROSS)

127 Hold a public hearing to discuss and consider a request by Kelli Walker for the approval of a Building Permit Fee Waiver for an Addition to a Low
128 Contributing Property being a 0.25-acre tract of land identified as Block 120E of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas,
129 situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 603 E. Rusk Street, and take any action
130 necessary.
131

132 **Planner Bethany Ross** provided a summary regarding the applicant's request. The applicant is also requesting a building permit fee waiver with
133 for the renovations mentioned in the previous cases. Since the property is a non-contributing status, the applicant will be eligible for a maximum

134 of \$168.24. Staff should note that the project does not appear to be for the purpose of rehabilitation or restoration purposes and does not appear
135 to meet the intent of the program. However, requests for building permit fee waivers are discretionary decisions.
136

137 Chairman Miller opened the Public Hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating
138 such, Chairman Miller closed the public hearing and brought the item back for discussion or action.
139

140 Chairman Miller made a motion to deny H2024-005. Board Member Freed seconded the motion which failed by a vote of 3-4. Board Member
141 Frasier made a motion to approve H2025-005. Board Member Webb seconded the motion which passed by a vote of 4-3 with Chairman Miller
142 Board Member Frasier and Freed dissenting.
143

144 6. H2025-006 (ANGELICA GUEVARA)

145 Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a Certificate of Appropriateness (COA) for Roof Replacement
146 and Detached Garage for a High Contributing Property being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall,
147 Rockwall County, Texas, situated within the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 505 Williams
148 Street, and take any action necessary.
149

150 Planning Technician Angelica Guevara provided a summary regarding the applicant's request. The applicant is requesting approval of a
151 certificate of appropriateness to replace the existing metal roof with the composite shingle roof along with the construction of a new detached
152 garage. The applicants letter indicates that the existing roof will be replaced with the composite shingle roof and while this material is not like and
153 kind to the original staff does not feel it would negatively impair the historical presence of the overall home. Additionally, the proposed detached
154 garage will replace the existing one on the subject property and will be a 600 square foot metal building on a concrete slab. It will consist of 10-
155 foot walls to roll up garage doors and a metal access door. The total height of the structure will be less than 15 feet tall and will not be visible
156 from the front of the property. The applicant has indicated that the structure will be wind and fire resistant and will have longer life span than a
157 wood frame structure. Staff should note that the existing garage along with a damaged storm shelter will be removed due to their poor condition
158 from the subject property leaving only the proposed detached garage. Staff also noted if this case does get approved the applicant will have to
159 apply for a demolition permit and building permit through Building Inspection Department.
160

161 Kevin McNeely
162 505 Williams Street
163 Rockwall, TX 75087
164

165 Mr. McNeely came forward and explained there is three types of materials for roofing type. Explained that insurance would not be provided and
166 roof needed to be replaced.
167

168 Board Member Frasier asked if it would be further back than the existing building.
169

170 Board Member Gaskin asked if it would be a metal building.
171

172 Chairman Miller asked if they were changing anything in the driveway.
173

174 Chairman Miller opened the Public Hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating
175 such, Chairman Miller closed the public hearing and brought the item back for discussion or action.
176

177 Board Member Frasier made a motion to approve H2025-006. Board Member Freed seconded the motion which passed by a vote of 4-2 with Board
178 Member Lewis and Chairman Miller dissenting.
179

180 7. H2025-007 (ANGELICA GUEVARA)

181 Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a Small Matching Grant for a Roof Replacement for a High
182 Contributing Property being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall, Rockwall County, Texas, situated within
183 the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 505 Williams Street, and take any action necessary.
184

185 Planning Technician angelica Guevara provided a summary regarding the applicant's request. The applicant is requesting a small matching grant
186 for the roof replacement only at the subject property at 505 William Street. The purpose of the program is to encourage small improvements and
187 beautification projects that are visible from the street. This request being for the roof replacement does fall in line with the intent of the program
188 and with the home also being a high contributing property that the request eligible for a small matching grant above to \$1000. Since the board did
189 approve one earlier tonight if this request were to be approved then the small matching grants fund would go down to \$3500 for the fiscal year.
190

191 Chairman Miller opened the Public Hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating
192 such, Chairman Miller closed the public hearing and brought the item back for discussion or action.
193

194 Board Member Freed made a motion to approve H2025-007 for \$1,000. Board Member Lewis seconded the motion which passed by a vote of 5-1
195 with Chairman Miller dissenting.
196

197 8. H2025-008 (ANGELICA GUEVARA)

198 Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a Building Permit Fee Waiver for a Roof Replacement for a High
199 Contributing Property being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall, Rockwall County, Texas, situated within
200 the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 505 Williams Street, and take any action necessary.
201

202 Planning Technician Angelica Guevara provided a summary regarding the applicant's request. The applicant is requesting a Building Permit Fee
203 Waiver for a roof replacement.

204
205 Chairman Miller opened the Public Hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating
206 such, Chairman Miller closed the public hearing and brought the item back for discussion or action.

207
208 Chairman Miller made a motion to approve H2025-008. Board Member Gaskin seconded the motion which passed by a vote of 7-0
209

210 9. H2025-009 (ANGELICA GUEVARA)
211 Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a Building Permit Fee Waiver for a *Detached Garage* on a *High*
212 *Contributing Property* being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall, Rockwall County, Texas, situated within
213 the Old Town Rockwall (OTR) Historic District, zoned Single-Family 7 (SF-7) District, addressed as 505 Williams Street, and take any action necessary.
214

215 Planning Technician Angelica Guevara provided a summary regarding the applicant's request. The applicant is requesting a building permit fee
216 waiver for the detached garage. With this proposed project it is not for rehabilitation or restoration purposes for the high-contributing property. If
217 this were to get approved, it would be eligible for 100% reduction under the building permit fee waiver program which would be a total of \$348.75.
218 However, the request is a discretionary decision for the Historic Preservation Advisory Board.
219

220 Chairman Miller opened the Public Hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating
221 such, Chairman Miller closed the public hearing and brought the item back for discussion or action.
222

223 Board Member Webb made a motion to deny H2025-009. Board Member Lewis second the motion which was denied by a vote of 7-0.
224

225 V. DISCUSSION ITEMS
226

227 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that*
228 *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*
229 *these items are considered for action by the Historic Preservation Advisory Board.*
230

231 10. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)
232

233 VI. ADJOURNMENT
234

235 Chairman Miller adjourned the meeting at 7:04PM
236

237 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY
238 OF _____ 2025.

239
240
241 _____
242 TIFFANY MILLER, CHAIRMAN
243

244
245 _____
246 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR
247



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: March 20, 2025

APPLICANT: Annette Lall

CASE NUMBER: H2025-010; *Certificate of Appropriateness (COA) for 303 E. Rusk Street*

SUMMARY

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

BACKGROUND

The subject property was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to the Rockwall Central Appraisal District (RCAD), existing on the subject property is a 3,980 SF *Office Building* and a 4,209 SF *House of Worship*. The *House of Worship* was constructed in 1913, and -- based on the 1934 Sanborn Maps -- the *Office Building* was constructed after 1934.

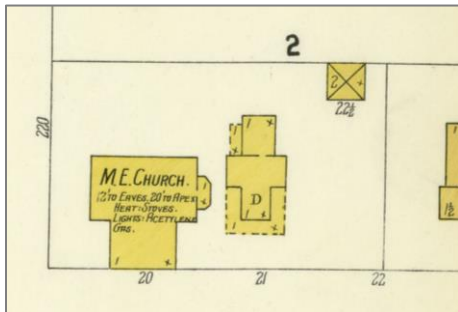


FIGURE 1: 1900 SANBORN MAPS

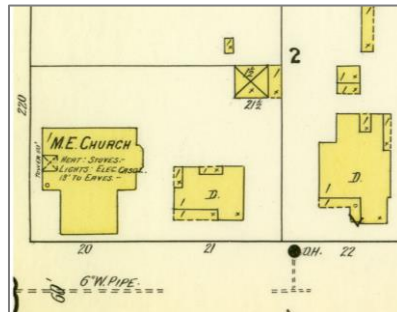


FIGURE 2: 1911 SANBORN MAPS

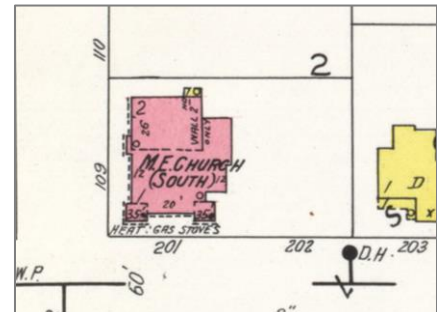


FIGURE 3: 1934 SANBORN MAPS

According to the January 3, 1972 zoning map the subject property was zoned General Retail (GR) District. On August 21, 2003, the Historic Preservation Advisory Board (HPAB) established the subject property as a *Landmark Property*. In 2005, a representative of the applicant requested a Certificate of Appropriateness (COA) [Case No. H2005-010] to renovate/restore the exterior of the *House of Worship*. Specifically, the applicant was requesting to remove the stained-glass windows and replace them with clear glass windows. Ultimately, the Historic Preservation Advisory Board (HPAB) denied the request by a vote of 5-1, with board member Pittman dissenting. Following this denial, the applicant appealed the HPAB's decision to the City Council, which was denied by a vote of 7-0. A representative of the applicant submitted a subsequent request [Case No. H2005-011] for a scaled back restoration/rehabilitation project, which was reviewed by the Historic Preservation Advisory Board (HPAB) at the December 15, 2005 meeting.



FIGURE 4: OLD METHODIST CHURCH AT 303 E. RUSK STREET CIRCA 1913

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

No additional Certificate of Appropriateness (COA) cases were submitted until the applicant submitted the case [Case No. H2021-005] in November 2021. This was a request to allow: [1] the replacement of the doors, [2] repair to the existing steps, and [3] the replacement of the stained-glass windows with clear glass windows to allow the gradual repair of the stained-glass windows (*no date of completion was provided*). The Historic Preservation Advisory Board (HPAB) reviewed this request at their November 18, 2021 meeting, and approved a motion to table the case until the February 17, 2022 meeting by a vote of 7-0. The purpose of this motion was to allow the applicant time to collect additional bids for the replacement of the stained-glass windows. Prior to the February 17, 2022 meeting, the applicant submitted two (2) bids: [1] \$253,200.00 over two (2) years, and [2] \$844,066.00 over 6½-years. Based on these bids the applicant amended the request to *not* repair the stained-glass windows and replace them with clear glass windows. This request was presented to the board on February 17, 2022, and the board approved a motion to allow the replacement of the doors and repair to the existing steps, but denial of the request to replace the windows. This motion was approved by a vote of 5-0, with board members Miller and McClintock absent. On April 21, 2022 the applicant returned to the HPAB [Case No. H2022-002] requesting to allow single pane windows to be installed in front of the stain-glass windows, and to allow the stain-glass windows to be removed in phases for repair. The applicant indicated that the stain-glass windows would be replaced once repaired; however, the HPAB had concerns about how to enforce the replacement of the stained-glass windows. Ultimately the HPAB approved a motion to approve the COA by a vote of 4-0, with the following condition of approval “(t)he applicant shall be required to provide annual updates to the Historic Preservation Advisory Board (HPAB) until the completion of the project. Should the applicant fail to meet the timelines established in this request the board shall have the authority to direct the Building Inspections Department to issue a *Stop Work Order* in accordance with Subsection 06.03(K) of Article 05, District Development Standards, of the Unified Development Code (UDC).”

Based on the conditions of approval for Case No. H2022-002, the applicant was to return to the Historic Preservation Advisory Board (HPAB) within one (1) year of approval to provide the board with an update on the status of the Certificate of Appropriateness (COA). During this time period staff had received correspondence from the applicant on June 1, 2022 and July 14, 2022 that provided updates on the status of the single pane window installments; however, no further correspondence was received until after April 21, 2023 (*i.e. after the one (1) year deadline had passed*). Based on this the applicant failed to return to the board as was required by the Certificate of Appropriateness (COA). According to Subsection 06.03 (K), *Enforcement*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(i)n the event work is found that is not being performed in accordance with the Certificate of Appropriateness (COA), the building inspection department may suspend the Certificate of Appropriateness (COA).” In this case, the applicant did not return to the board and the approved scope of work had not been addressed. This prompted staff -- *in accordance with the condition of approval and Subsection 06.03 (K) of Article 05, District Development Standards, of the Unified Development Code (UDC)* --, to provide the applicant a notice of violation for property maintenance violations on April 24, 2023. Between April 24, 2023 and July 28, 2023, staff wrote seven (7) citations related to property maintenance violations on the subject property. This prompted the applicant to submit for a new Certificate of Appropriateness (COA) case on July 28, 2023 in order to establish a new timeline.

This case [Case No. H2023-011] was ultimately approved by the Historic Preservation Advisory Board (HPAB), with the condition that the “...applicant shall be required to provide bi-annual (*i.e. every six [6] months*) updates to the Historic Preservation Advisory Board (HPAB) until the completion of the project.” In accordance with this requirement, the applicant returned to the HPAB on March 21, 2024 [Case No. H2024-003] to request an extension. This request was denied by the HPAB by a vote of 5-0, with Board Members Litton and Lewis absent. Based on this action, staff continued enforcement action, and between March 21, 2024 to August 5, 2024. During this time period, staff wrote 34 citations related to property maintenance violations on the subject property. This prompted the applicant to submit for a new Certificate of Appropriateness (COA) case on August 8, 2024 in order to make a new request. On September 19, 2024, the Historic Preservation Advisory Board denied the COA [Case No. H2024-019] request without prejudice; due to insufficient information (*i.e. quotes for all the requested work*) being provided by the applicant. The applicant submitted a subsequent COA application on October 25, 2024, that contained all of the information the HPAB lacked with the previous request; on November 21, 2024, the HPAB denied the COA request [Case No. H2024-025] by a vote of 7-0. The reason for the denial is the applicant was proposing doors that were not characteristic of the time period of the *Landmarked Property*.

PURPOSE

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

ADJACENT LAND USES AND ACCESS

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

North: Directly north of the subject property is E. Kaufman Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) parcels of land, three (3) developed with commercial land uses (202, 204, & 206 N. Fannin Street) and one (1) developed with a single-family home (305 E. Kaufman Street). All of these properties are zoned Downtown (DT) District. Beyond this is a public trail that provides access to Lofland Park.

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

East: Directly east of the subject property is 305 E. Rusk Street, which is a 0.45-acre parcel of land with a ~2,203 SF child development center. Beyond this is N. San Augustine Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 401 E. Rusk Street, which is a 0.3444-acre parcel of land developed with a single-family home that is zoned Single-Family 7 (SF-7) District. Beyond this is 406 E. Kaufman Street, which is a 0.574-acre parcel of land developed with a 31,212 SF commercial building that is zoned General Retail (GR) District.

West: Directly west of the subject property is N. Fannin Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land developed with commercial buildings that are zoned Downtown (DT) District. Beyond this is N. San Jacinto Street, which is indicated as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.



FIGURE 5: LOCATION MAP

CHARACTERISTICS OF THE PROJECT

Included with the applicant's request is a project description and two (2) quotes for the proposed scope of work. According to the provided project description, Ms. Lall is requesting to remove and replace four (4) doors, remove and install four (4) transom windows, and repair and replace four (4) stained-glass windows. The applicant provided a quote for the doors and plain glass transom windows from *The Window Connection* indicating a 12-14-week timeline and a cost of \$156,802.96. A separate quote from *Artco Leaded Glass* was provided for the stained-glass repair and replacement. The quote indicates the stained-glass transom windows will be replaced behind the plain glass windows in 12-16-weeks and a cost of \$18,000.00. This equates to a total project cost of \$174,802.96.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section 06, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a)ny person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB)." Also, according to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), an example of a situation that requires a COA includes "(a)lterations to the façade, including additions and removals that will be visible from a public street." In this case the subject property is a *Landmarked Property* and the applicant is proposing to [1] install four (4) doors, [2] install four (4) plain glass transom windows, and [3] repair and replace four (4) stained-glass transom windows. Based on this scope of work, the applicant is required to request a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB)

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

- (1) *Item 1: New Windows*. According to Section 07(C)(7), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(t)he overall relationship of the size, width, height and number of doors and windows on the exterior building facades should be typical of the style and period of the structure. These elements should be proportionally balanced, sized and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings." In this case, the applicant is requesting to remove the remaining original stained-glass windows and wood frames and moldings, and replace them with new wood and plain glass windows. The proposed change from stained-glass framed with wood frames and moldings to a picture window would represent a significant change to the exterior of the building that is not typical of the style and period of the structure; however, if the applicant replaces the stained glass behind the picture windows, this would generally be in line with the historic guidelines. Staff has included a condition of approval stating that no additional Certificate of Appropriateness (COAs) can be submitted or approved by the HPAB until the stained-glass windows are replaced in the transoms.
- (2) *Item 2: Repairing Stained-Glass Windows*. Based on the applicant's quote from *Artco Leaded Glass*, the four (4) stained-glass transom windows will be repaired over a 12-16-week timeframe and reinstalled once complete. Currently, the transoms have been covered in plywood and have not been replaced. The replacement of these windows will significantly restore the building and bring the overall look of the building closer to complying with the *Historic Preservation Guidelines*.
- (3) *Item 3: Replacing Doors*. According to Section 07(C)(7), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(t)he overall relationship of the size, width, height and number of doors and windows on the exterior building facades should be typical of the style and period of the structure." In this case, the applicant is requesting to replace four (4) doors that are not original to the building, and exhibit physical wear and water damage. Based on the time period in which the main sanctuary was constructed (*i.e.* 1913) the original doors for the church would have been of wood construction (*see Figure 4*). In addition, the image in *Figure 4* depicts a windowed door that most likely incorporated stained glass matching the windows of the main sanctuary. The doors being proposed by the applicant, are constructed of pine with a glass top panel. This appears to be more in line with the doors depicted in *Figure 4*, with the exception of the glass panel being plain glass. This improvement will restore the overall aesthetic of the building, and remove an existing improvement that does not appear to be original to the building.

Staff should note that this request is different to the four (4) previous requests [Case No. H2005-010, Case No. H2005-011, Case No. H2021-005, Case No. H2024-025] that the applicant made to the Historic Preservation Advisory Board (HPAB). The proposed scope of work is smaller in scale and aims to improve one (1) area (*i.e. doors and transoms*) where the historic integrity of the property has been impacted. Given this, the applicant's proposed scope of work appears to meet the *Preservation Guidelines* of the Unified Development Code (UDC) and the Secretary of the Interior's Standards for Rehabilitation as detailed by the National Park Service's protocols. With that being said, this is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Staff should note that a condition of approval was added to this request requiring the applicant's proposed scope of work be completed prior to the submission of any subsequent requests for a Certificate of Appropriateness (COA).

NOTIFICATIONS

On March 3, 2025, staff mailed 56 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) This Certificate of Appropriateness (COA) will expire four (4) months after the approval date of this case (*i.e. July 20, 2025*); however, the applicant can request an extension of this time period from the Historic Preservation Advisory Board (HPAB) by requesting an appointment with the board prior to the expiration date; and,
- (2) A new Certificate of Appropriateness (COA) for the subject property cannot be submitted until the scope of work approved by this COA has been fully completed; and,
- (3) 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 **303 E RUSK STREET, ROCKWALL, TX 75087**

SUBDIVISION

LOT

BLOCK

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

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

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

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY:

OWNER(S) NAME **ANNETTE LALL**

APPLICANT(S) NAME

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

ADDRESS

PHONE **214-543-2807**

PHONE

E-MAIL **legacyvillage-rock@att.net**

E-MAIL

SCOPE OF WORK/REASON FOR EVALUATION REQUEST (PLEASE PRINT)

CONSTRUCTION TYPE (CHECK ONE): EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION
 RELOCATIONS OTHER, SPECIFY: **4 Transoms/4 exterior double doors**

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): **\$174,802.96**

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.

REPLACE 4 DOORS/4 TRANSOMS WITH ORIGINAL ERA STYLE AS SHOWN BY ORIGINAL DOOR. TRANSOM + GLASS ON DOOR / PLAIN. STAIN GLASS WHEN FINISHED TO BE INSTALLED ON THE INSIDE.

Stain glass begin July 2025 - completed 12-16 weeks

Doors + transoms begin 12-14 weeks from order date - installation 3-4 business days

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.

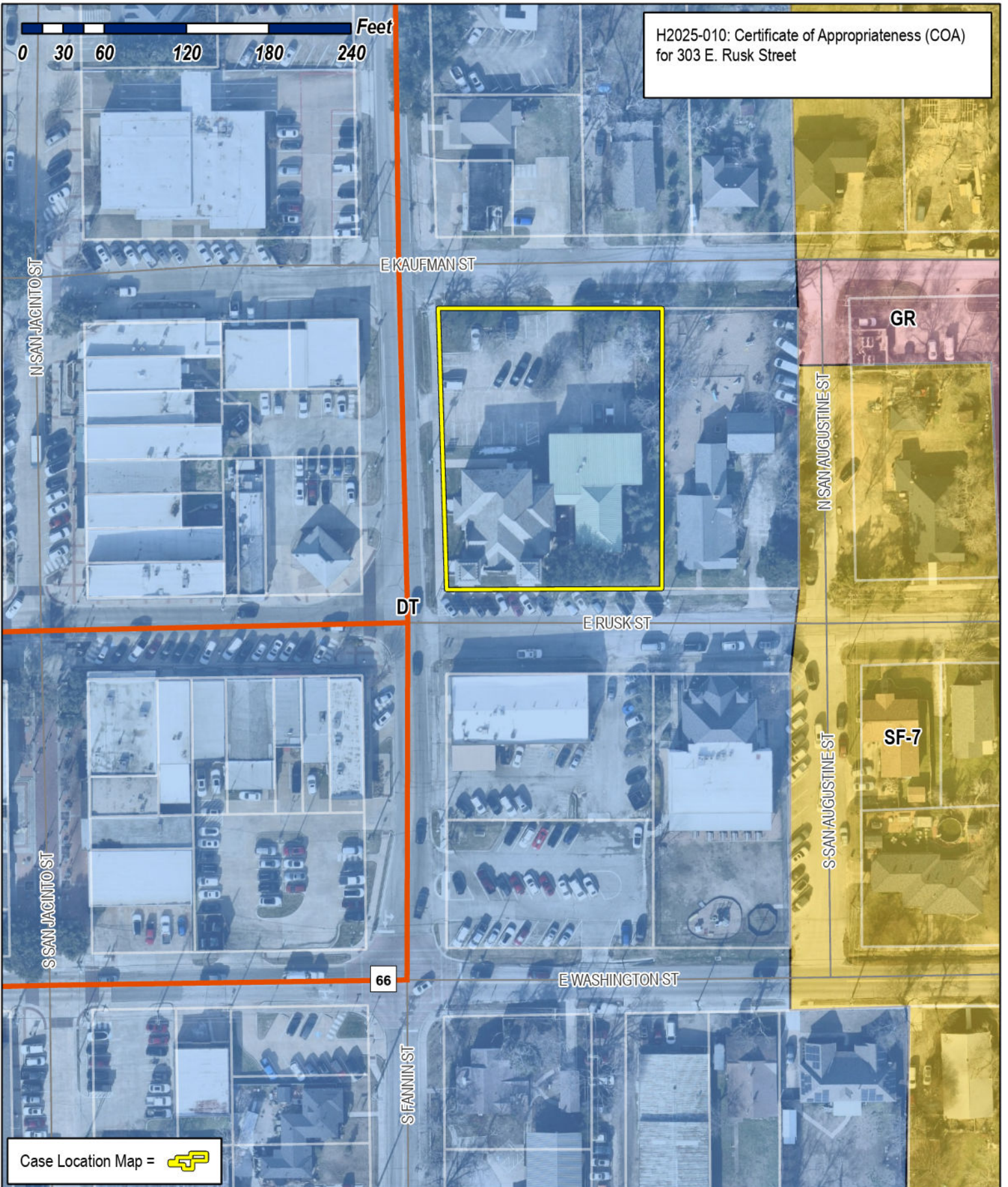
OWNER'S SIGNATURE


Annette Lall

APPLICANT'S SIGNATURE

0 30 60 120 180 240 Feet

H2025-010: Certificate of Appropriateness (COA)
for 303 E. Rusk 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.

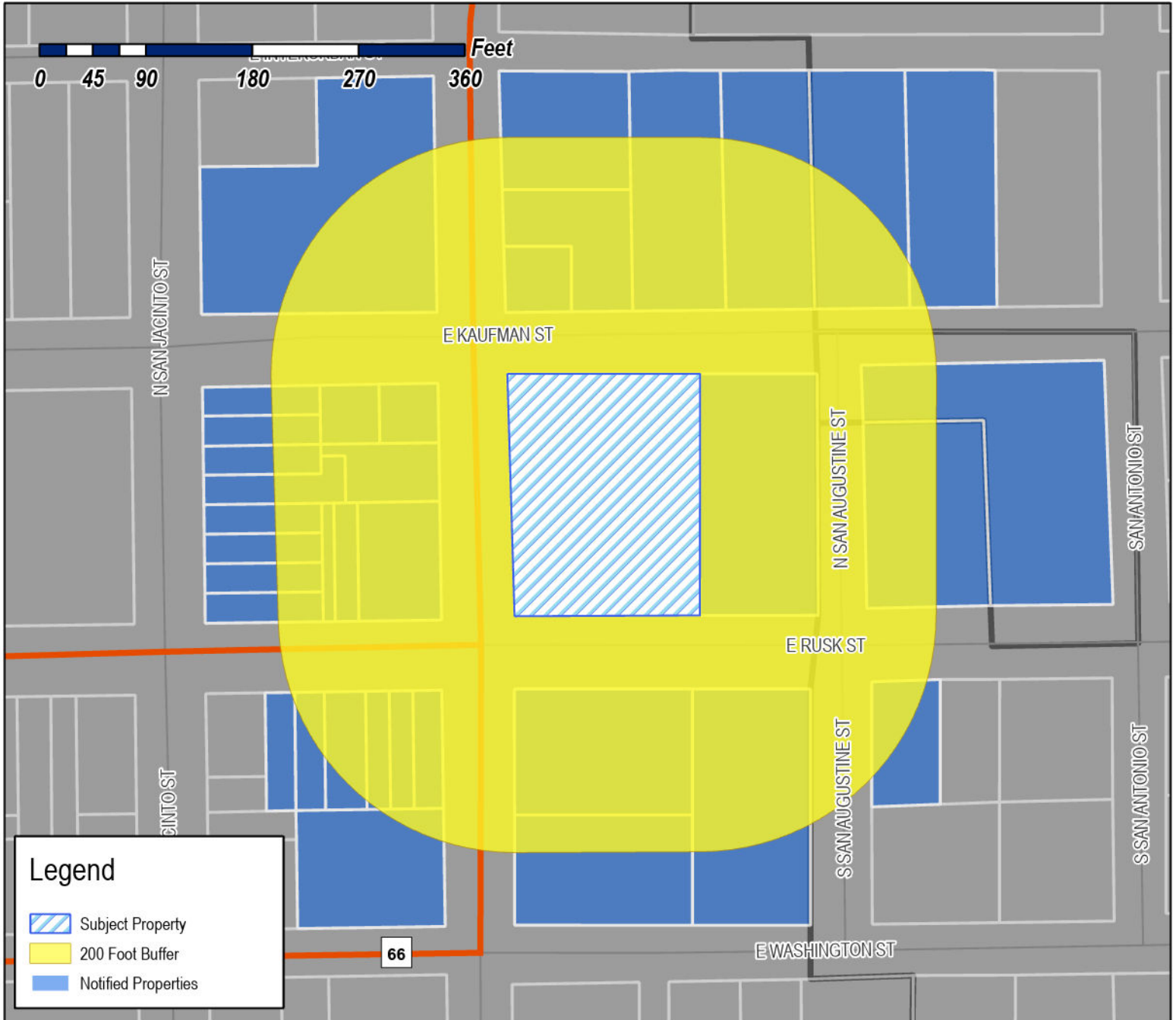




City of Rockwall

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Rockwall, Texas 75087
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Legend

-  Subject Property
-  200 Foot Buffer
-  Notified Properties

Case Number: H2025-010
Case Name: COA for a Landmarked Property
Case Type: Historic
Zoning: Downtown (DT) District
Case Address: 303 E. Rusk Street

Date Saved: 3/3/2025

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



RESIDENT
101 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
101 S FANNIN ST
ROCKWALL, TX 75087

HIS COVENANT CHILDREN INC
102 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
102 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
102 S FANNIN ST
ROCKWALL, TX 75087

RESIDENT
103 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
104 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
105 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
106 SAN JACINTO
ROCKWALL, TX 75087

SKY 101 S FANNIN SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

RESIDENT
108 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
110 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
112 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
114 N SAN JACINTO
ROCKWALL, TX 75087

RESIDENT
116 N SAN JACINTO
ROCKWALL, TX 75087

ANDERSON LORETTA
1208 S LAKESHORE DR
ROCKWALL, TX 75087

HEFFERNAN MARILYN
1480 BLUEBELL DRIVE
ESTES PARK, CO 80517

JS2 PROPERTIES LLC
1717 MAIN STREET SUITE 2950
DALLAS, TX 75201

COMMUNITY BANK
201 E KAUFMAN ST
ROCKWALL, TX 75087

Z ROCK BUILDING LLC
202 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
202 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
204 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
204 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
206.5 E RUSK
ROCKWALL, TX 75087

HALL J BLAKELEY
207 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
210 E RUSK
ROCKWALL, TX 75087

RESIDENT
212 E RUSK
ROCKWALL, TX 75087

RESIDENT
213 E RUSK
ROCKWALL, TX 75087

TURNER V H
214 E RUSK
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S
2146 HARRELL STREET
GREENVILLE, TX 75402

RESIDENT
216 E RUSK
ROCKWALL, TX 75087

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL
WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

TRINITY HARBOR CHURCH
306 E RUSK ST
ROCKWALL, TX 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
309 ROOKERY CT
MARCO ISLAND, FL 34145

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

GODINEZ RAUL K AND
MAGDALENA M GALVAN-DIAZ
401 E KAUFMAN ST
ROCKWALL, TX 75087

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

RESIDENT
402 E RUSK
ROCKWALL, TX 75087

KNIGHT MOONEY VICKIE SUE
& HERMAN KNIGHT
403 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RUTH DIANE RUSSELL TRUST
RUTH DIANE RUSSELL- TRUSTEE
43 PINEAPPLE DR
PALM COAST, FL 32164

GRAY PEGGY JO
521 KATHY DR
MESQUITE, TX 75149

ROCKWALL 4 LLC
5818 PORTSMOUTH LANE
DALLAS, TX 75252

PEOPLES BILLY W JR
614 COVEY TRL
ROCKWALL, TX 75087

KING PACIFIC INC
8100 GREENSBORO DR
PLANO, TX 75025

ROBERT COOK ESTATE
C/O ALICIA COOK
901 PIONEER ROAD
MESQUITE, TX 75149

JO SUNGRAE
960 MIDNIGHT PASS
ROCKWALL, TX 75087

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPT 1010 PINE, 9E-L-01
ST. LOUIS, MO 63101

CAIN REVOCABLE FAMILY TRUST AND
CREDIT SHELTER TRUST AND SURVIVORS TRUST
DEWAYNE CAIN TRUSTEE 305 STONEBRIDGE DR
ROCKWALL, TX 75087

CHRIST FOR INDIA
PO BOX 271086
DALLAS, TX 75227

ROCKWALL LIONS CLUB
C/O OLIVER R SPILLER
PO BOX 663
ROCKWALL, TX 75087

COLLIN-G PROPERTIES LTD
PO BOX 847
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. H2025-010: Certificate of Appropriateness (COA) for 303 E. Rusk Street

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

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, March 20, 2025 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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, March 20, 2025 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

--- PLEASE RETURN THE BELOW FORM ---

Case No. H2025-010: Certificate of Appropriateness (COA) for 303 E. Rusk 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 the response.

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



WWW.DALLASWINDOWS.COM

February 6, 2025

Proposal # 525020

Annette Lall
303 East Rusk Street
Rockwall, Texas 75087
214-543-2807

**Window Connection to provide deliver and install the following:
Historically era appropriate French door systems with extended leg
half circles for four entry ways on building.**

Per the following attached description.

French doors reproducing original era products for four openings on building.

These products are all wood inside and out. All are compliant with ADA requirements and meet fire code for exiting the building. All doors to have closers and swing out. All products will require painting by other contractor. ADA compliant door systems are not rated for water infiltration.

- **Price includes all materials, labor, and supplies for complete installation.**
- **All products to be professionally installed, squared, trimmed and sealed inside and out.**
- **All haul-off and clean-up of related debris is included. Permits to be attained by buyer.**
- **All materials are covered by Manufacturer's Standard Warranty.**
- **All labor is covered by The Window Connection's standard 1-year labor and workmanship warranty.**
- **Installation to begin in 12 to 14 weeks from order date.**
- **Installation to be substantially complete in 3 to 4 business days from start date.**
- **This is a lump sum contract and all taxes are included.**

Total Contract Amount to be \$156,802.96

Respectfully Submitted on this date.

Terms of Payment: Half down and half on completion



David R. Traynor. General Manager The Window Connection.

Contract Number 525020 - Historic Restoration Project

303 E. Rusk Street National Monument Entry Restoration

To restore property to its former self with four era specific updated wood products. This includes the French Doors and extended leg half circle transoms. Four sets total.

To detail: French Doors that use our classic 1910 historical door product in Auralast Pine. This is an OUTSWINGING light commercial style door with 4 5/8" side and meeting rails, clear glass top panel with 1 3/4" thick pine lower panel. Primed exterior with natural pine interior. This door has standard hinges with no grids in the glass unit. It is a reproduction of the doors used in the time frame from 1880 through 1927. This is not an Energy Star Approved door but is historically correct for the time frame.

This door is equipped with an ADA compliant handicap sill and PANIC HARDWARE by Von Duprin consisting of stainless-steel panic exit devices on both doors. Glass packages are double paned CLEAR glass to duplicate original style.

These doors also have an Extended Leg Direct Set Half circle with jambs to match the door mounted above the French doors as transoms.

Details as follows:

Door Outside Casing Size 77 X 99 3/8

Epic Wood Historic Outswing Two Panel French Door in Pine interior and primed pine exterior. Actual Frame Size 73 3/4 X 97 3/4

Primed Frame - Primed Sash

1 3/4 Thick Panel, Natural Interior

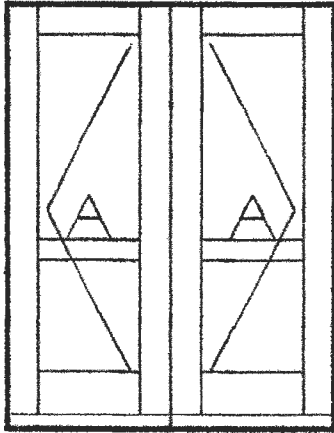
Brickmould

5 1/4 Jamb Width. 5/4

Right Left

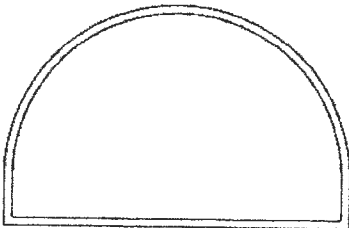
Von Duprin99- Exit Device (1 per active panel), Rhodes Lever with Escutcheon & Lock Cylinder, Surface Vertical Rod – 9927 (1 per active panel)

Satin, Included Hardware, w/closer(s), Powder Coat Aluminum, w/ Donjo Interior/Exterior Kickplate, Stainless Stl, Brsh Chrm BB Hinge, Handicap Sill, 11" Bottom Craftsman Panel Option 1 Horizontal Lock Rails, 38 5/8 Top Lock Rail
 Glass in top section only, Raised Panel(s) (PNL), w/Sweep & Kerf 6 5/8" Stile, 4 5/8" lock Rail, Ins Wet Int Glazed Clear Tempered Neat Black Spacer, Argon filled, Traditional Glazing Bead, No Grids,
 Doors with handicap sill not rated for Water Infiltration (1/8" / 1/8")
 U factor 0.40



Half Circle Units:

Frame Size: 73 3/4 X 47 1/2, Leg- High=10 3/4, Rad= 36 3/4
 Outside Casing Size 77 X 49 15/16), Wood Geometric, Pine, Direct Set
 Extended Leg Half Round, Primed Exterior, Natural Pine Interior,
 Brickmould, Standard Sill Nosing, 5 1/4 Jamb, 4/4 Tick, Us National-
 WDMA/ASTM, PG 35, Insulated Clear annealed Glass, Protective Film,
 Silver Spacer, IG Thickness .756 1/8 / 1/8), U Factor .46 SHGC .68
 VLT: .71 Energy Rating 22.



Acceptance of Contract

 Buyer
 Date
 Page | 2

 Date

 Co-Buyer

Artco Leaded Glass

3517 Key West Drive

Rowlett, TX. 75088

(214) 533-2426

www.artcoledglass.net

PROPOSAL

January 9, 2025

Annette Lall

His Covenant Children

303 E. Rusk St.

Rockwall, TX 75087

legacyvillage-rock@att.net

(214) 543-2807

We hereby guarantee to provide all the labor and materials needed to rebuild, and/or replicate, four (4) damaged and/or missing stained glass transom windows for His Covenant Children. This includes all fabrication and installation required for each of the four stained glass transoms.

*Pricing does not include any hand-painted scenes. It only includes the traditional stained glass design found in the majority of the existing windows. Any scenes would require separate quotes based on what those scenes involve- including design cost, time requirement, and final cost.

**4) Transom Windows, approximately 33"x 87"-
\$18,000.00**

Terms and Conditions- One half down, with the balance due upon the date completed installation.

Estimated Start and Completion- The project would begin July 2025 with an estimated total completion of 12-16 weeks from the date of first deposit, but could vary slightly based on supplies and their availability.

Respectfully submitted by/Date:
by/Date

Accepted

Greg and Laura Thrash, Owners
Lall
Artco Leaded Glass
Children
3517 Key West Drive
Rowlett, TX 75088
75087
(214) 533-2426
January 9, 2025

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



AUG 13 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: March 20, 2025
APPLICANT: Gary and Carol Byrd
CASE NUMBER: H2025-011; *Certificate of Appropriateness (COA) for 403 E. Kaufman Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Gary and Carol Byrd for the approval of a Certificate of Appropriateness (COA) for an accessory building on a *Non-Contributing Property* being a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith 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 403 E. Kaufman Street, and take any action necessary.

BACKGROUND

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 July 18, 2024, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [*i.e. Case No H2024-011*] to allow the demolition of all structures (*i.e. the existing single-family home and three [3] accessory buildings*) on the subject property. Based on this action, the applicant applied for and received a residential building permit [*i.e. Case No. RES2024-3767*] allowing the demolition of the existing single-family home and the standalone, accessory structures. On August 15, 2025, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [*i.e. Case No. H2024-015*] to allow the construction of a new single-family home on the subject property. Included with that approval was the re-designation of the subject property from a *Medium Contributing Property* to a *Non-Contributing property*.

PURPOSE

The applicants -- *Gary and Carol Byrd* -- are requesting approval of a Certificate of Appropriateness (COA) for the construction of an accessory building on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 403 E. Kaufman Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is *Lofland Park*, which is a 1.377-acre public park owned by the City of Rockwall. Beyond this is are two (2) parcels of land (*i.e. 308 & 310 Williams Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District. While 308 Williams Street is classified as a *Non-Contributing Property*, 310 Williams Street is classified as a *Low Contributing Property*. North of this is Williams Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject is E. Kaufman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District. South of this is a 0.5740-acre parcel of land (*i.e. 406 E. Kaufman Street*) developed with a commercial business (*i.e. AT&T*) and zoned General Retail (GR) District.

East: Directly east of the subject property is one (1) vacant parcel of land (i.e. 405 E. Kaufman Street) and seven (7) parcels of land (i.e. 501, 503, 505, 601, 605 E. Kaufman Street and 201, 203 N. Clark Street) developed with single-family homes. All of these parcels are classified as *Non-Contributing Properties* and are zoned Single-Family 7 (SF-7) District. Beyond this is N. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this are three (3) parcels of land (i.e. 305, 307, 401 E. Kaufman Street) developed with single-family homes and zoned Downtown (DT) District. West of this is are two (2) parcels of land (i.e. 202 & 204 N. Fannin Street) developed with commercial businesses (i.e. *Watersedge Counseling* and *T&T Color Supply*) and zoned Downtown (DT) District. Beyond this is N. Fannin Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY

MAP

CHARACTERISTICS OF THE PROJECT

On July 23, 2024, the applicants -- *Gary and Carol Byrd* -- submitted a request for a Certificate of Appropriateness (COA) proposing to construct a new accessory building on the subject property. The applicants have indicated that the proposed structure will be 144 SF, be set on a concrete foundation, and will be constructed to match the primary structure on the subject property. The building elevations of the proposed structure have been provided by the applicants and are shown to the right [see *Figure 1*]. Along with the building elevations, the applicant has also submitted a new development application and a site plan.

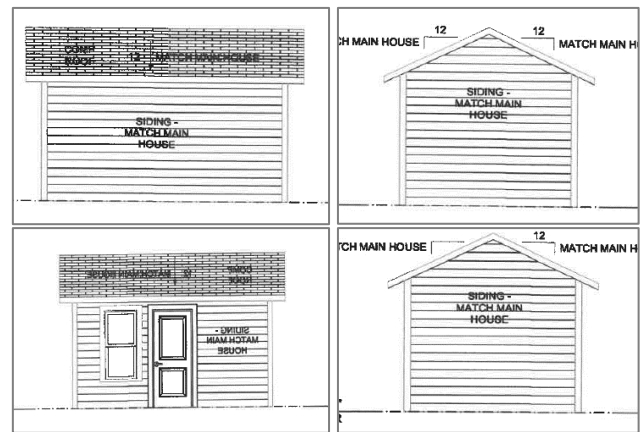


FIGURE 1: BUILDING ELEVATIONS PROVIDED BY THE APPLICANT

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 located within 200-feet of a contributing property [i.e. 401 E. Rusk Street]. 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) ..." In this case, the proposed structure will be visible from Lofland Park, which is situated directly north of the rear yard of the subject property.

When looking at the request, the applicant's proposed accessory structure will be 144 SF that will be clad in siding to match the primary structure on the subject property. The applicant has indicated that it'll be set on a concrete foundation. According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings are permitted. In this case, the proposed structure will be 144 SF [i.e. 14.4-feet by 10-feet] and will be the only accessory building on the subject property. In addition, this section of the code goes on to state that accessory structures shall not exceed fifteen (15) feet

in height. In this case, the height of the *Accessory Building* will be nine (9) feet. Based on this, the site plan and the building elevations, the building meets all of the requirements for an *Accessory Building* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

Additionally, Section 07(B), *Building Setback and Orientation*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), states that "...new additions, alterations, infill and new infill construction should recognize and maintain the established historic home site orientation, and side and front side setbacks within the block face, thereby being visually compatible and maintaining the established rhythm and setback spacing." The applicant's submitted site plan indicates that the proposed accessory structure will sit three (3) feet from rear building setback line and 20-feet from the side building setback meeting the minimum requirements. With all this being said, this request is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On March 3, 2025, staff mailed 18 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 Appropriateness (COA)*, staff would propose the following conditions of approval:

- (1) The applicant must apply for a Building Permit after the approval of the Certificate of Appropriateness (COA) has been granted;
- (2) The proposed accessory structure shall not exceed the maximum permissible size of 144 SF; and,
- (3) 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.



H2025-011: Certificate of Appropriateness (COA) for a Medium Contributing Property at 403 E. Kaufman Street



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.

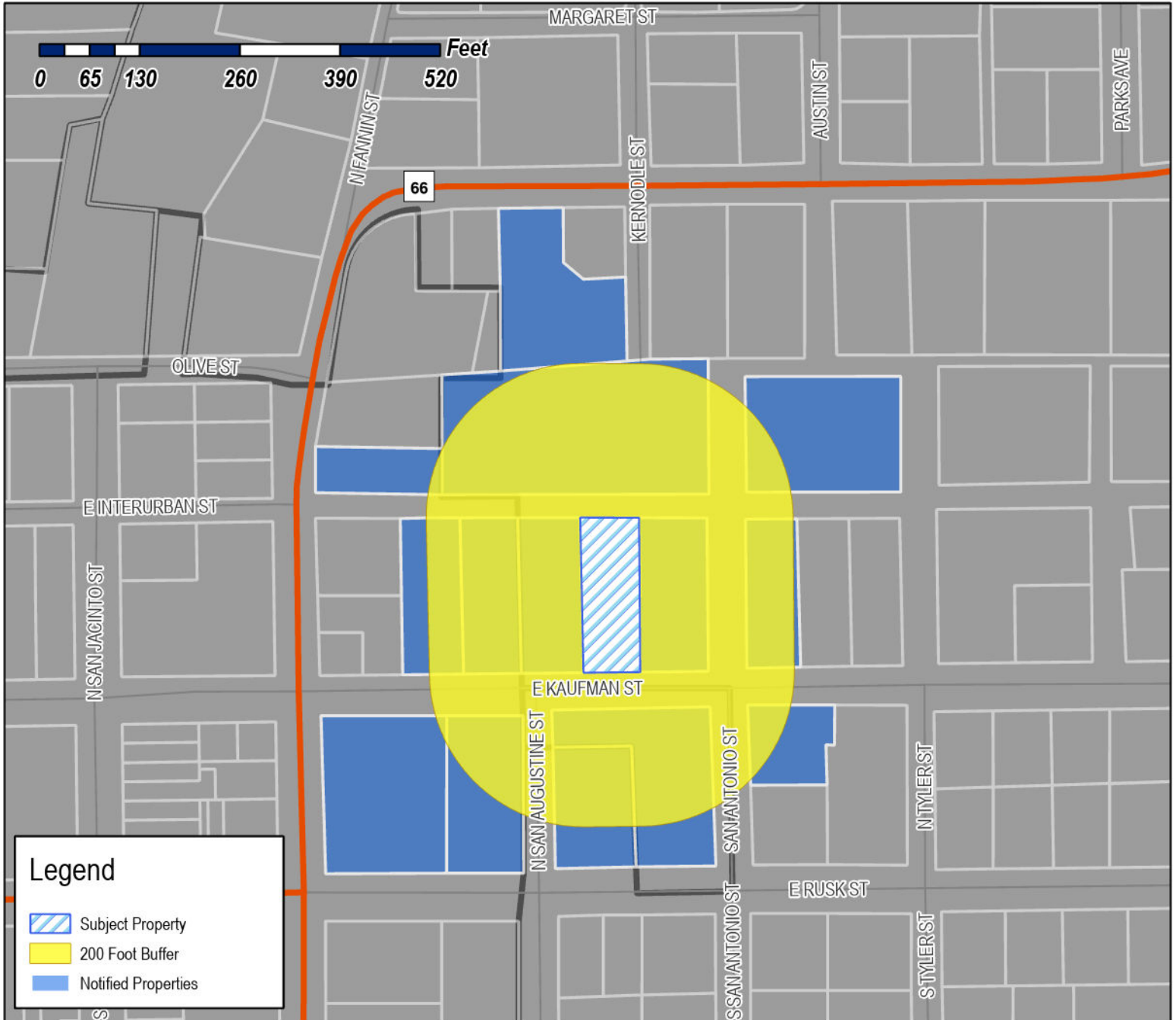




City of Rockwall

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

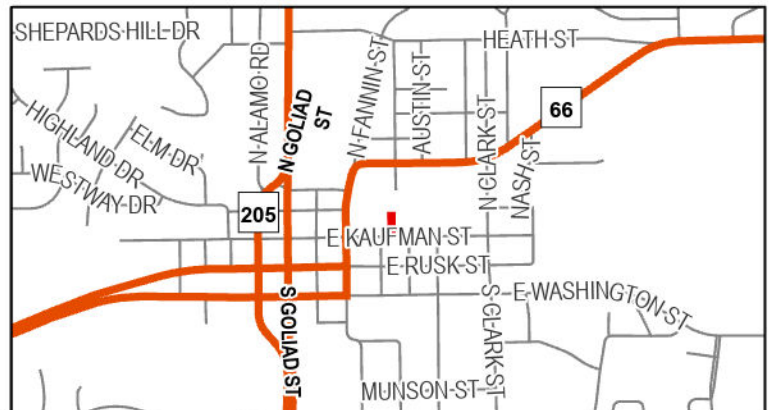
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: H2025-011
Case Name: COA for a Non-Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 403 E. Kaufman Street

Date Saved: 3/3/2025

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



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

HIS COVENANT CHILDREN INC
102 N FANNIN ST
ROCKWALL, TX 75087

MORGAN MARY FRANCES COLEY
180 SAN ANTONIO STREET
ROCKWALL, TX 75087

RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
303 E RUSK
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL
WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

ERUDITE INCORPORATED
305 E RUSK ST
ROCKWALL, TX 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST
PATRICIA A MAY - TRUSTEES
308 Williams St
Rockwall, TX 75087

GODINEZ RAUL K AND
MAGDALENA M GALVAN-DIAZ
401 E KAUFMAN ST
ROCKWALL, TX 75087

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

RESIDENT
403 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
405 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

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

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

BYRD CAROL & GARY
707 CULLINS RD
ROCKWALL, TX 75032

RUTH DOWER LIVING TRUST DATED JUNE 3,
2014
RUTH DOWER TRUSTEE
PO BOX 871239
MESQUITE, TX 75187

PUBLIC NOTICE



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

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

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

Case No. H2025-011: Certificate of Appropriateness (COA) for 403 E. Kaufman Street

Hold a public hearing to discuss and consider a request by Gary and Carol Byrd for the approval of a Certificate of Appropriateness (COA) for an accessory building on a Non-Contributing Property being a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith 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 403 E. Kaufman Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, March 20, 2025 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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, March 20, 2025 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

--- PLEASE RETURN THE BELOW FORM ---

Case No. H2025-011: Certificate of Appropriateness (COA) for 403 E. Kaufman Street

Please place a check mark on the appropriate line below:

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

Name:

Address:

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

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

GENERAL NOTES AND SPECIFICATIONS

1. Comply with applicable building codes and related amendments.
2. Bring errors, omissions and inconsistencies in drawings or ambiguities between drawings and site construction conditions to attention of the Architect.
3. Notify Architect in event of discrepancies in contract documents.
4. Mechanical and landscape drawings by others.
5. Verify location of utilities serving site.

7. Location of HVAC units and water heaters, determined by others.
8. Vent clothes dryers to outside.
9. Run all roof vents behind front ridge.
10. Contractor to locate and coordinate placement of electrical fixtures and plumbing penetrations prior to placing ceiling joists.

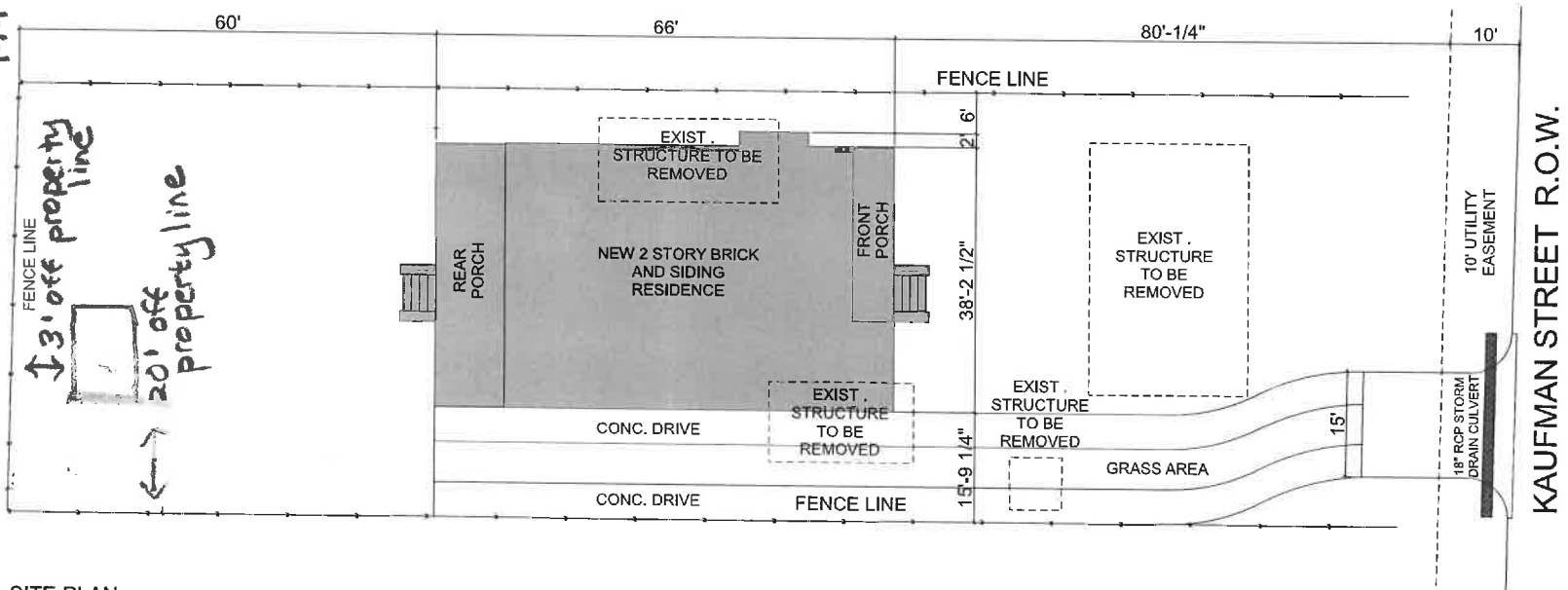
FOR DIMENSIONING PURPOSES:

1. Do not scale drawings.
2. Verify dimensions, notify Architect of discrepancies.
3. All dimensions to face of stud or outside face of foundation unless otherwise indicated.

SQUARE FOOTAGES

A/C		NON A/C	
FIRST FLOOR	1,920 s.f.	FRONT PORCH	148 s.f.
SECOND FLOOR	353 s.f.	REAR PORCH	380 s.f.
TOTAL	2,273 s.f.		
		TOTAL NON A/C	528 s.f.

Storage Shed 14.4 x 10
144 s.f.



01 SITE PLAN
SCALE: 1/8" = 1'-0"



Revisions

New Construction For
403 E. KAUFMAN STREET
403 E. KAUFMAN STREET, ROCKWALL, TEXAS 75032

PROFESSIONAL ARCHITECT

R. E. KINDRED
 ARCHITECT
 2801 Legacy Oaks #100
 Plano, Texas 75024

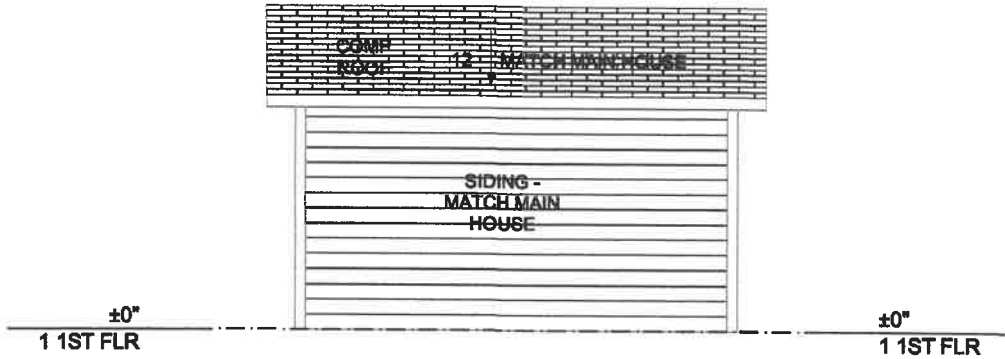


Date: 07.26.24
 Job Address: 403 E. Kaufman Street, Rockwall, Texas 75032
 Drawn by: R.E.K.
 Checked by: R.E.K.
 Sheet Number:

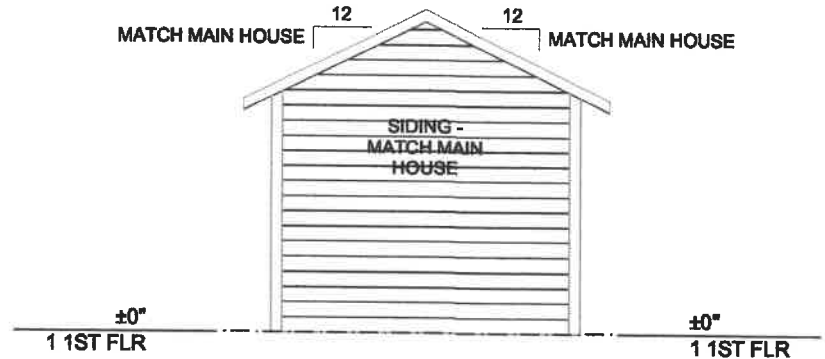
A 1.00
 Project No.: 6797324

concrete slab

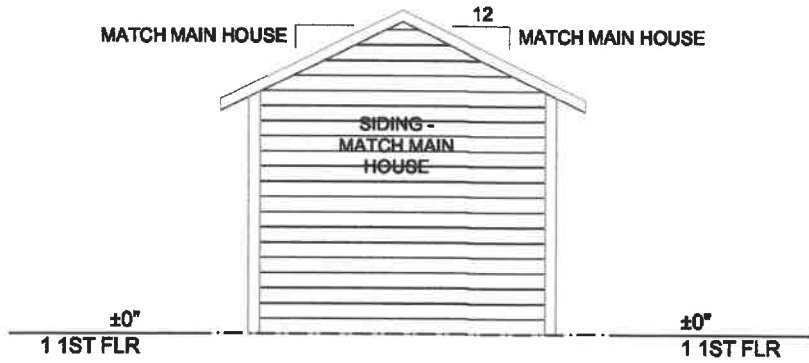
14.4 x 10



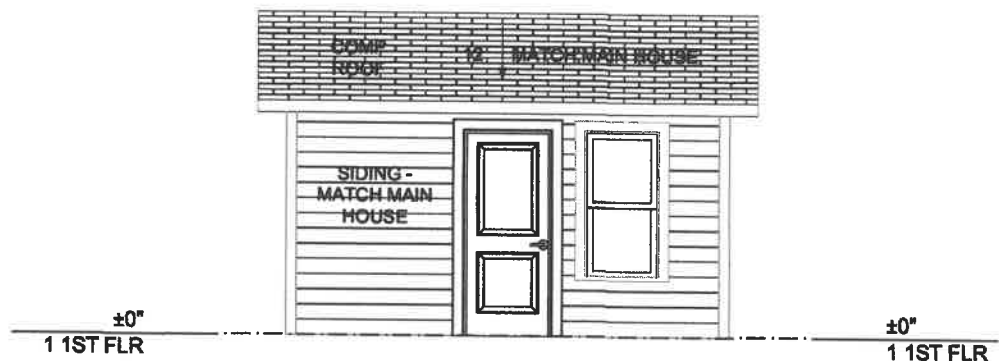
04 REAR ELEVATION
SCALE: 1/4" = 1'-0"



03 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



02 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



01 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

REK ARCHITECT
5851 Legacy Circle #600
Plano, #Contact State 75024
C:\Users\roy\Desktop\OTHER DESIGNS\ROCKWALL\ROCKWALL.dwg

ROCKWALL
403 E. Kaufman Street
ROCKWALL, TEXAS 75032

REAR YARD SHED
2/4/2025
A.111





403

JUL 10 2007



403

NOV 11 2004