

AGENDA

HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JULY 20, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(II) OPEN FORUM

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

(III) CONSENT AGENDA

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

(1) Approval of Minutes for the June 15, 2023 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) **H2023-010 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Alexander Barakat for the approval of a Certificate of Appropriateness (COA) for a fence 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.

(3) 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 July 14, 2023 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JUNE 15, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

I. CALL TO ORDER

Board member Sarah Freed brought the meeting to order at 6:03 PM. Board members present were Haydon Frasier, Tiffany Miller, and Allison McNeely. Absent from the meeting were Chairman Jay Odom and Board member Steve Gaskin. Staff members present were Director of Planning and Zoning Ryan Miller, Planners Bethany Ross and Henry Lee, Planning Technician Angelica Guevara, and Planning Coordinator Melanie Zavala.

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.

Board member Freed explained how open forum is conducted and asked if anyone wished to speak to come forward at this time.

Paul Nicholson
405 N. Fannin Street
Rockwall, TX 75087

Mr. Nicholson came forward and expressed his concerns in regards to 303 Williams Street.

Board member Freed asked if anyone else wished to speak; there being no one indicating such, Board member Freed 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 May 18, 2023 Historic Preservation Advisory (HPAB) meeting.

Board member Frasier made a motion to approve the consent agenda. Board member Miller seconded the motion, with an amendment to a spelling error on Line 43, which passed by a vote of 4-0.

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) **H2023-008 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Kim Armstrong for the approval of a Certificate of Appropriateness (COA) for a driveway on a High Contributing Property being a 1.181-acre tract of land identified as Block 51 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 307 S. Clark Street, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting a COA for the purpose of constructing a driveway on a high contributing property that is situated within the Old Town Rockwall Historic District. The applicant has provided two (2) options in regards to the driveway: [Option A] is to construct the driveway out of black star gravel with a stone border and [Option B] is to pave the driveway with leuders gray pavers. In addition, Option A also includes updated landscape plans. The guidelines suggest that driveways and sidewalks should be paved with concrete, brick, cut stone pavers, natural rock or asphalt. All new sidewalks and driveways should be constructed to be compatible in texture, color, style and size with the main structure on the lot. The guidelines also mention that parking should be on improved surfaces only. In this case, the applicant has indicated that the gravel area will be used for parking which means [Option A] would not be in conformance with the requirements contained in the UDC. However, [Option B] would be in conformance. It should be noted that staff was unable to find any other COA that was approved allowing gravel in lieu of the required paving materials. Planner Ross advised that gravel is not allowed in any portion of the city. If the Board chose to approve the gravel it could set a precedence for the Historic District. With that being said, both Option A and Option B do not appear to impair the historical integrity of the subject property nor does it appear to have a negative impact on the adjacent properties. Requests for COA are discretionary; however, staff just asks that the Board makes a motion and indicates which option they are making the motion for. She added that staff mailed out 31 notices to property owners and occupants within 200-feet of the subject property on June 6²⁰²³. Staff has since received one (1) notice in favor of the request.

Chris Armstrong
307 S. Clark Street

65 Rockwall, TX 75087

66

67 Mr. Armstrong came forward and provided additional details in regards to the request.

68

69 Board member Freed opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one
70 indicating such, Board member Freed closed the public hearing and brought the item back to the Board for discussion or action.

71

72 Board member Frasier asked if this was a multi-resident house.

73

74 Board member Frasier asked if the applicants currently lived there.

75

76 After some discussion, Board member Miller made a motion to approve *Option B* for H2023-008. Board member Frasier seconded the motion which
77 passed by a vote 4-0.

78

79 (3) H2023-009 (HENRY LEE)

80 Hold a public hearing to discuss and consider a request by Michael Cheatham on behalf of Jim Ricketts for the approval of a Certificate of Appropriateness
81 (COA) for exterior alterations on a *High Contributing Property* being a 0.550-acre parcel of land identified as Lot C, Block 122, B. F. Boydston Addition, City
82 of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 401
83 N. Fannin Street, and take any action necessary.

84

85 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a COA for exterior alterations on a High
86 Contributing property. They are requesting to convert the exterior detached garage. For their scope of work, they would be removing the garage
87 doors and replacing them with four windows. Also, there's a double door that enters into the building now that will be replaced with a single door
88 and they will be updating the electrical and HVAC system. Planner Lee advised that they will also be installing dry wall while repairing the concrete
89 floor and will be converting the storage area into a patio. The HPAB will be looking at the windows and determine if the windows are similar to what
90 was represented in that time period. The applicant has stated that the materials will not be changing and will be matching what's there. Based on
91 the windows shown on the renderings, they appear to be like and kind to what's on the home now. On June 5, 2023 staff mailed out 35 notices to
92 property owners and occupants within 500-feet of subject property. Staff has not received any notices back in regards to the applicant's request.

93

94 Jim Ricketts
95 401 N. Fannin
96 Rockwall, TX 75087

97

98 Mr. Ricketts came forward and provided additional details in regards to the request.

99

100 Michael Cheatham
101 1203 Cedar Ridge Road West
102 Heath, TX 75032

103

104 Mr. Cheatham came forward and provided additional details in regards to the request.

105

106 Board member Freed opened the public hearing and asked anyone who wished to speak to come forward at this time.

107

108 Paul Nicholson
109 405 N. Fannin Street
110 Rockwall, TX 75087

111

112 Mr. Nicholson came forward and said he was in favor of the applicant's request.

113

114 Board Member Freed asked if anyone else wished to speak; there being no one indicating such, Board member Freed closed the public hearing
115 and brought the item back to the Board for discussion or action.

116

117 Board member Frasier asked if there was going to be any plumbing in the garage.

118

119 Board member McNeely made a motion to approve the COA as presented for H2023-009 with staff recommendations. Board member Frasier
120 seconded the motion which passed by a vote of 4-0.

121

122 V. ACTION ITEMS

123

124 (4) Discuss and consider a request by Alexander Barakat for a waiver to the time limitation requirements on a denied application to allow the reapplication of a
125 Certificate of Appropriateness (COA) for a front yard fence on a *Medium Contributing Property* being a 0.2800-acre parcel of land identified as a portion of Lot
126 C, Block 2, Farmers & Merchants Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town
127 Rockwall (OTR) Historic District, addressed as 303 Williams Street, and take any action necessary.

128

129 Planning Technician Angelica Guevara provided a brief summary in regards to the request. At the last HPAB meeting, the Board received a request
130 for a COA to allow for a front yard fence at 303 Williams Street. Ultimately, the Board chose to deny the request due to the proposed fence not
131 meeting the Historic Guidelines for fences in the district. The UDC states that if an appeal is denied by the HPAB, no further applications may be
132 considered for the subject matter of the denied COA for a period of one (1) year from the date of the final decision unless the HPAB waives the time

133 limitation. The Board should determine whether there are any sufficient changes or circumstances to warrant a new hearing. Staff received a
134 written request by the applicant requesting to waive the one (1) year time limitation on resubmitting an application for a COA seeing as he was
135 unable to attend last month's meetings. However, this is a discretionary decision for the HPAB and will require a simple majority vote for approval.
136

137 Alexander Barakat
138 2234 Randas Way
139 Rockwall, TX 75087
140

141 Mr. Barakat came forward and provided an explanation as to why he was requesting this waiver.
142

143 Board member Frasier made a motion to allow the applicant to resubmit the Certificate of Appropriateness within the one year. Board member
144 McNeely seconded the motion which passed by a vote 4-0.
145

146 VI. DISCUSSION ITEMS
147

148 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that*
149 *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*
150 *these items are considered for action by the Historic Preservation Advisory Board.*
151

152 (3) Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)
153

154 Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects.
155
156

157 VII. ADJOURNMENT
158

159 Board member Freed adjourned the meeting at 6:41 PM.
160

161 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY
162 OF _____ 2023.
163
164

165 _____
166 JAY ODOM, CHAIRMAN
167
168

169 _____
170 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board
DATE: July 20, 2023
APPLICANT: Alexander Barakat
CASE NUMBER: H2023-010; *Certificate of Appropriateness (COA) for 303 Williams Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Alexander Barakat for the approval of a Certificate of Appropriateness (COA) for a fence 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) [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 Certificate of Appropriateness (COA).



FIGURE 1: SEPTEMBER 2022

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of removing and replacing an existing front-yard fence. The applicant has provided the following options: [Option #1] replacing the damaged fence with a four (4) foot, black, wrought-iron fence and painting it white or [Option #2] replacing the damaged fence with the original three (3) foot, three (3) board white fence. He advised that both options would be in the same location as the original fence.

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. The Roundabout*). 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 0.1600-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 0.2700-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 removing and replacing a damaged front yard fence. The applicant has provided the following options: [Option #1] replacing the damaged fence with a four (4) foot, black, wrought-iron fence and painting it white or [Option #2] replacing the damaged fence with the original three (3) foot, three (3) board white fence. The photos provided by the applicant indicate that the fence that was knocked down was a white, wooden fence that is estimated to be three (3) feet in height. Staff should note that the applicant commenced with replacing the fence with a four (4) foot, black wrought-iron fence prior to submitting or receiving a Certificate of Appropriateness (COA) or a building permit. This was referred to staff by the Neighborhood Improvement Services (NIS) Division of the City after a *Stop Work Order* was issued to the applicant.

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), front yard fences are subject to the following: “(H) Fences. A fence in the front, side, or rear yards should meet all applicable city codes. Most fences require only a fence permit; however, a fence requiring a building permit will also be reviewed and approved by the board [*Historic Preservation Advisory Board*]. Any fence that requires review must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot.” In this case, staff reviewed the surrounding properties and found that there is only one (1) other house on Williams Street with a front yard fence, and that fence is more characteristic of *Option #2*; however, staff should note that there are a couple of wrought-iron fences that are not front yard fences that are visible from the right-of-way of Williams Street. This would appear to make *Option #1* of the applicant’s request less consistent with the neighboring historic buildings. With this being said, staff should point out that wrought iron fences are not an atypical style for the period of the existing historic home. In addition, Subsection 8.03(D)(2), *Fences in the Front Yard*, of Article 08, *Fence Standards*, of the Unified Development Code (UDC) states “(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission ... the Planning and Zoning Commission may authorize the issuance of an exception for the construction of a front yard fence subject to the following provisions: ... (a) Wood Fences. Wood fences that are 50% transparent... shall not exceed 42-inches in height (b) Wrought Iron or Decorative Metal Fences. Wrought iron or decorative metal fences that are 50% transparent ... shall not exceed 48-inches in height ... In considering a front yard fence, the Planning and Zoning Commission may require applicants to provide additional information, plans, drawings, and/or other information concerning the proposed front yard fence.” This means that if the HPAB approves the Certificate of Appropriateness (COA) for the look of the fence, a recommendation for approval will be sent to the Planning and Zoning Commission concerning the proposed front yard fence. Staff should note that both options of the applicant’s request appear to be in conformance with all of the Unified Development Code’s (UDC’s) requirements for a front yard fence; however, as stated above *Option #2* does appear to better match the surrounding area.

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “...the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ...” In this case, the Historic Preservation Advisory Board (HPAB) is being asked to look at the two (2) options provided by the applicant, and decide which option -- *if either* -- is the most appropriate for the subject property. Staff should note, regardless of the identified option the applicant’s scope of work (*i.e. removing and replacing the fence*) 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. Requests for a Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On July 11, 2023, 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.



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 Rockwall, TX 75087
 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 Alexander Basakar
 ADDRESS 2234 Randas Way
Rockwall, TX 75087
 PHONE 214-549-2607
 E-MAIL Alex@basakarscorp.com

APPLICANT(S) NAME _____
 ADDRESS _____
 PHONE _____
 E-MAIL _____

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

CONSTRUCTION TYPE [CHECK ONE] EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION
 RELOCATIONS OTHER, SPECIFY: Replace front fence

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE) \$ 1,200 - \$6,500

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

Option #1 Replace damaged fence with 4ft Black wrought iron fence. Can paint it white if preferred. \$6,500
Option #2 Replace Damaged fence with same ~~type~~ type of fence, 3ft. 3board white fence.
Both options will be in same location as original fence.

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 Alex Basakar

APPLICANT'S SIGNATURE Alex Basakar



H2023-010: Certificate of Appropriateness for a Front Yard Fence at 303 Williams Street

0 25 50 100 150 200 Feet

66

SF-7


N E MANN ST

MARGARET ST

KERNODLE ST

OLIVE ST

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.

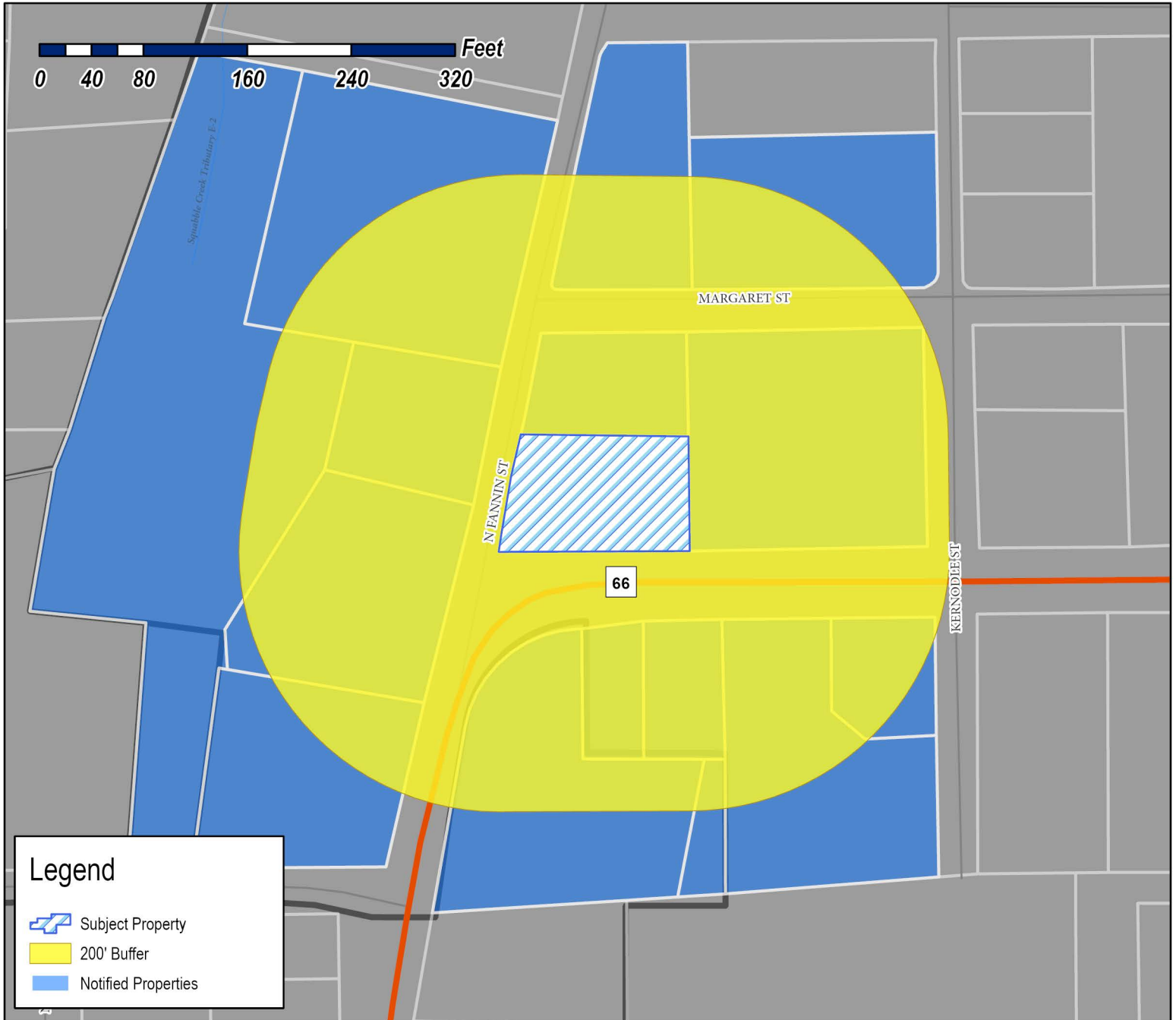




City of Rockwall

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

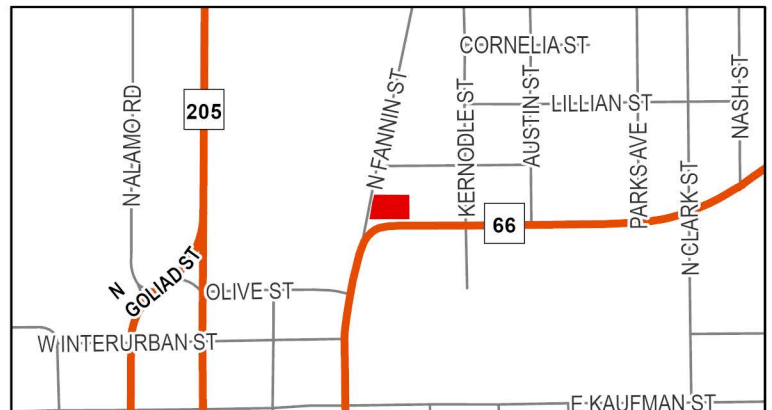
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Case Number: H2023-010
Case Name: COA for a Medium Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 303 Williams Street

Date Saved: 6/12/2023

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



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FORNEY, TX 75126

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201 OLIVE ST
ROCKWALL, TX 75087

LAURENCE CROSSING LLC
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ROCKWALL, TX 75032

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301 MARGARET ST
ROCKWALL, TX 75087

LOFTUS GERALDINE J
302 E MARGARET ST
ROCKWALL, TX 75087

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

RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
306 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
308 FANNIN
ROCKWALL, TX 75087

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308 WILLIAMS ST
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WINES DEBORAH C
310 WILLIAMS ST
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EDWARD
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501 KERNODLE
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SEREGOW JAMES AND KATHLEEN
503 N FANNIN ST
ROCKWALL, TX 75087

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

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601 KERNODLE ST
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HALL DOUGLAS A & MARCI
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ROCKWALL, TX 75087

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