

Case number: H2005-009

Please place a check mark on the appropriate line below:

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

13

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

I have not received any information
as to the benefits or concerns with
historical designation. I will work with
city, but need more info; not just a form
letter.

Your Name: _____

Bill Migneault

Rockwall Property Address: _____

506 Barnes, Rockwall TX

- Please see Location Map of Subject Property on the back of this notice -

75087



CITY OF ROCKWALL

at Rockwall CityPlace

Public Notice

The City of Rockwall Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/13/2005 at 6:00 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas and the Rockwall City Council will hold a public hearing on **Monday, 9/19/2005 at 6:00 p.m.** in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

H2005-009: 506 Barnes St

Hold a public hearing to consider a city initiated request for a Historic Landmark designation for the Migneault House located at 506 Barnes. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" within the Historic survey.

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure that your comments are included in the information sent to the Planning and Zoning Commission, please return the completed form below by 8/10/2005 to:

Chris Spencer 771-7748
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
(please return portion of form below the dotted line)

To: Chris Spencer

Case number: H2005-009

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

13

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

I was not presented with all the facts concerning this process. This process should start out informally and be informative to the people who's buildings are affected. When the Jordan's house sells, I will be happy to peruse this further.

Your Name: William Migneault

Rockwall Property Address: 506 Barnes

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad ♦ Rockwall, Texas 75087 ♦ (972) 771-7745



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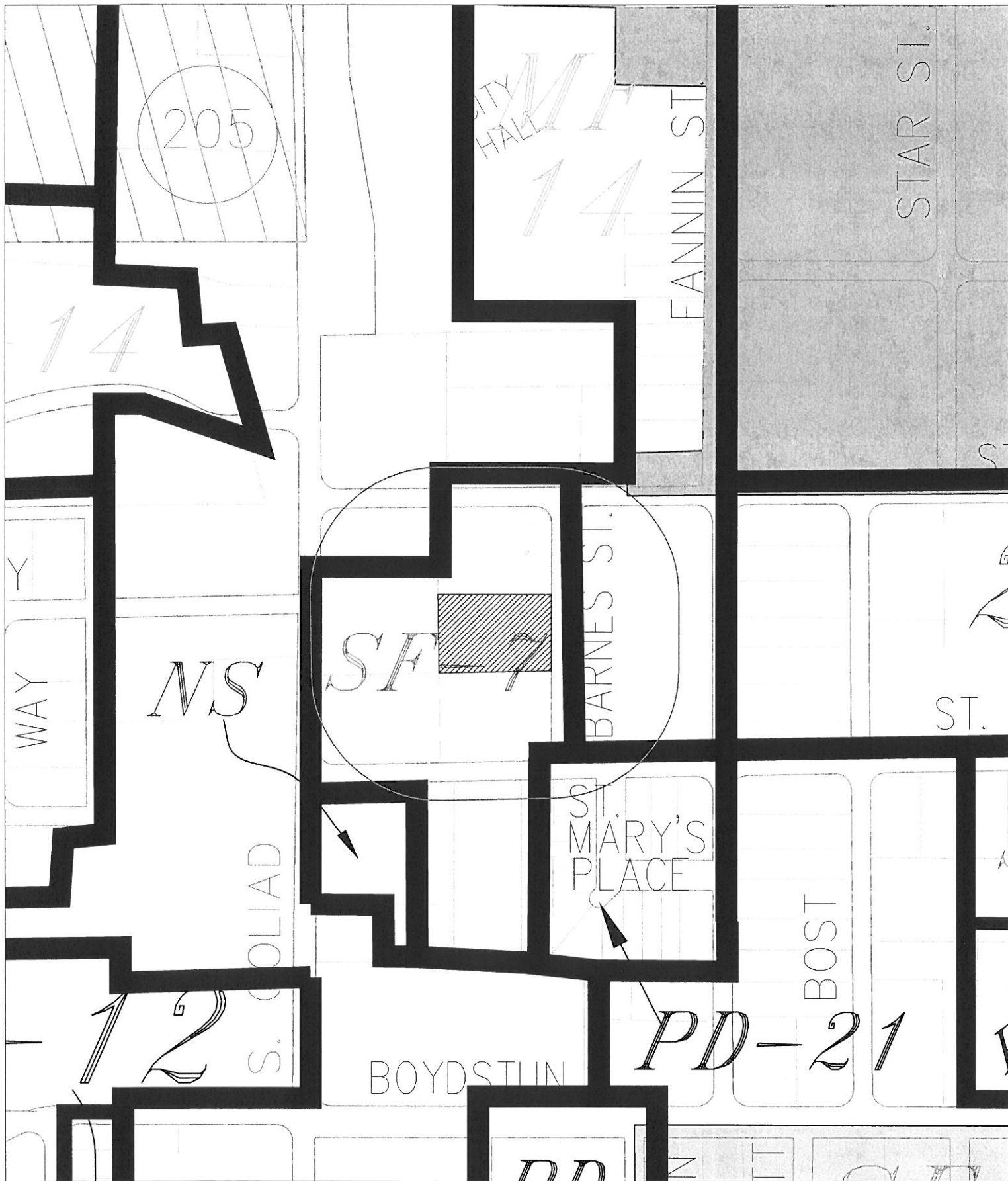
☒ I am opposed to the request for the reasons listed below

Only the property owner should decide when (or if) a property should receive a Historic Landmark designation. I have many reasons. Please delay this landmark!


Your Name: Wilma D. Jordan

Rockwall Property Address: 109 St. Mary's St.

- Please see Location Map of Subject Property on the back of this notice -



H2005-009
506 Barnest
Landmark


1" = 200'



TEXAS HISTORICAL COMMISSION
TEXAS HISTORIC SITES INVENTORY FORM
RESIDENTIAL PROPERTY FORM

County Rockwall
City/Rural Rockwall
Historic Name _____
Address 506 BARNES
Owner J A UNDERWOOD
Legal Desc. BF BOYDSTON, BL. 79 .5 AC
Property Type RES.
Integrity of: ☐ location ☐ design ☐ setting ☐ materials ☐ workmanship ☐ association ☐ feeling
HISTORY OF PROPERTY _____

SITE # _____ USGS Quad # _____
Date: Factual _____ Est. 1905 Additions: _____
Architect/Builder _____
Contractor _____
Historic Use RES.
Present Use RES.
Subtype _____ Stylistic Influence Folk L-plan

AREAS OF SIGNIFICANCE (Include justification) _____

BIBLIOGRAPHY (include oral histories) _____

Surveyor J. W. S. Date Surveyed 4-5-2000
Photo Data: Roll/Frame 5/28 Through Roll / Frame _____ Slides _____
Designations: _____ NR _____ RTHL _____ HABS _____ Local _____ Other _____

DESCRIPTION OF BUILDING:

LOCATION:

☒ original location
☐ moved (specify date) _____
☒ building faces (N/S/E/W) _____

STORIES:

2 specify #: (1, 1.5, 2...etc.) _____

CONSTRUCTION:

☒ frame
☐ solid brick (color?) _____
☐ solid stone (color?) _____
☐ specify other _____

PLAN:

☒ L-plan
☒ modified L-plan
☐ Center passage plan
(specify # of rooms deep) _____
☐ 2-room plan
☐ T-plan
☐ bungalow plan
☐ shotgun plan
☐ asymmetrical plan
☐ specify other _____

FOUNDATION MATERIALS:

☒ pier-and-beam
☐ stone
☐ brick
☐ specify other _____

EXTERIOR WALL SURFACE:

☒ weatherboard siding
☐ drop siding
☐ stucco
☐ stone
☐ board-and-batten siding

☐ fieldstone veneer
☐ brick (color?) _____
☐ wood shingle
☐ synthetic siding
☐ specify other _____

PORCHES:

2 specify # of bays
☒ specify N/E/S/W elev.
☒ shed roof
☐ hipped roof
☐ gable roof
☐ inset
☒ turned-wood posts
☐ square posts
☐ chamfered wood posts
☐ brick piers
☐ box columns
classical columns (specify) _____

☐ taper box supports
☐ full-height
☐ on piers
☒ fabricated metal
☒ squared wood balusters
☐ turned wood balusters
☐ jig-sawn brackets
☐ jig-sawn porch frieze
☐ turned work frieze
☐ specify other _____

WINDOWS:

☒ wood sash
☒ aluminum sash
☒ double-hung

☐ casement
☐ fixed
☐ decorative screenwork
(specify light configuration) 1X1
☐ specify other _____

DOORS / ENTRIES:

☒ single-door primary entrance
☐ double-door primary entrance
☐ 2 primary entrances
☐ with transom
☐ with sidelights
☐ specify other _____

GABLE END TREATMENT:

☒ same as wall surface
☐ stucco
☐ wood shingle
☐ wood siding
☐ decorative bargeboards
☒ windows
☒ vents
☐ specify other _____

ROOF TYPE:

☒ gable
☒ hipped - pyramidal
☐ flat/with parapet
☐ gambrel
☐ dormers: (specify #) _____
☐ gable
☐ hipped
☐ shed
☐ specify other _____

ROOF MATERIALS:

☐ wood shingles
☐ composition shingles
☐ tile
☒ metal (specify) Tin ☒
☐ box eaves
☐ exposed rafter ends
☐ jig-sawn brackets
☐ stick brackets
☐ specify other _____

CHIMNEYS:

☐ specify # _____
☐ interior (placement?) _____
☐ exterior (placement?) _____
☐ brick ☐ stone
☐ with corbelled caps
☐ stuccoed
☐ specify other _____

OTHER:

OUT BUILDINGS:

☐ (specify # & type) _____
☐ garage ☐ barn
☐ shed
☐ specify other _____

LANDSCAPE:

☐ sidewalks
☐ terracing ☐ drives
☐ cistern ☐ gardens

Property Detail Sheet (R14359)



History



Datasheet



View Sketch



View Images



Bills



Stmt Of Acct

Owner Information

Owner ID: 67041
 Owner Name: MIGNEAULT WILLIAM H & MELINDA
 Owner Address: 188 RIDGEMONT DR
 FORNEY, TX 75126-5332
 Property Address: 506 BARNES

Parcel Information

Legal Description: B F BOYDSTON, BLOCK 79, ACRES .500
 Acreage: .500
 Cross Reference: 3140-0079-0000-00-0R
 Map ID: 2-3
 Undivided Interest:
Exemption Codes:
 Entity Codes: GRW (ROCKWALL COUNTY)
 SRW (ROCKWALL ISD)
 CRW (CITY OF ROCKWALL)
 Deed Type: WD
 Deed Book: 2933
 Deed Page: 260

Value Breakdown

Values displayed are preliminary and subject to change

Land HS:	\$32,000 +
Land NHS:	\$0 +
Improvement HS:	\$59,390 +
Improvement NHS:	\$0 +
Ag Market:	\$0
Ag Use:	\$0 +
Timber Market:	\$0
Timber Use:	\$0 +
Assessed:	\$91,390 =

Improvements

ID	Type	SPTB	Segs	Value
Imp 1	R (RESIDENTIAL)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	2	\$59,090
Imp 2	R (RESIDENTIAL)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	1	\$300

Land

ID	Type	SPTB	Acres	Market
Land 1	CV (CV)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	.500	\$32,000



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Legal Notices

Legal Notices

Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 8/18/2005 at 6:30 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

H2005-008: 109 St. Marys

Hold a public hearing to consider a city initiated request for a Historic Landmark designation for the Jordan House located at 109 St. Marys St. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" with in the Historic survey.

H2005-009: 506 Barnes

Hold a public hearing to consider a city initiated request for a Historic Landmark designation for the Migneault House located at 506 Barnes. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" with in the Historic survey.

All interested property owners are invited to attend.

Help Wanted

Help Wanted

H 2005-009

PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael Gresham, who being by me duly sworn deposes and says that he is the Publisher of **Rockwall County News** and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. it is published at least once each week;
3. it is entered as second-class postal matter in the county where it is published;
4. it has been published regularly and continuously since 1985; and
5. it is generally circulated within Rockwall County.

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

August 10th A.D. 2005

Michael Gresham
Editor and Publisher

SUBSCRIBED AND SWORN BEFORE ME

by Michael Gresham, who

- ☒ a) is personally known to me, or
☐ b) provided the following evidence to establish his/her identity. _____

on the 11th day of August, A.D. 2005
to certify which witness my hand and seal of office.

Patricia A. Shaw

Notary Public, State of Texas



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Help Wanted

Help Wanted

- PUBLIC NOTICE -

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Z2005-030

Continue a public hearing and consider a request by Tim Thompson of Realty Capital Corporation for approval of a change in zoning from (Ag) Agricultural district to (PD) Planned Development district to accommodate development of a single-family residential community on 139.354-acres known as Tracts 1 and 7, Abstract 123, A. Johnson Survey and located along the north side of S FM 549; east of SH 205 and west of Lofland Lake.

Z2005-034

Hold a public hearing and consider a request from Annette Lall for approval of a Specific Use Permit to allow for a "Social Service Provider" (specifically a Children's Emergency Shelter) within the (GR) General Retail district, located at 102 North Fannin and 303 East Rusk.

Z2005-035

Hold a public hearing and consider a request by Jeff Linder of Kimley-Horn and Associates, Inc., for a specific use permit (SUP) allowing for a drive-through window as an accessory to a restaurant (Panda Express) on Lot 4, Block A, Horizon Ridge Addition, being a 0.7890-acre tract zoned (PD-9) Planned Development No. 9 district allowing for "GR" General Retail uses and located at the southeast corner of the Ridge Road and Horizon Road Intersection.

H2005-008

Hold a public hearing and consider a city initiated request for a Historic Landmark designation for the Jordan House located at 109 St. Marys St. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" within the Historic survey.

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All interested parties are encouraged to attend. Please contact the City of Rockwall Planning and Zoning staff at (972) 771-7745 with any questions.

12005-009

RICKARDS MICHAEL A ETUX
202 ST MARYS PLACE
ROCKWALL, TX 75087

JORDAN WILMA D
109 ST MARYS ST
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087-1717

BRAUN LANA JEAN
219 ST MARY'S PLACE
ROCKWALL, TX 75087

CAMPBELL W E
C/O SENIOR CARE CONSULTANTS INC
1413 EAST I-30, STE 7
GARLAND, TX 75043

MCCORD SHANNON
501 S GOLIAD
ROCKWALL, TX 75087

ROCKWALL NH REALTY LTD
4809 COLE AVENUE
SUITE 347
DALLAS, TX 75205

MERRITT CRAIG
504 BARNES ST
ROCKWALL, TX 75087

DUDNEY JAMES
3332 AMERHERST AVE
DALLAS, TX 75225

SMARTT NAN L & JULIANA BOND
CO-TRUSTEES OF SMART MARITAL
DEDUCTION TRUST
ONE CARMARTHEN CT
DALLAS, TX 75225

PEOPLES BILLY W
P O BOX 35
ROCKWALL TX 75087

MIGNEAULT WILLIAM H & MELINDA
188 RIDGEMONT DR
FORNEY, TX 75126-5332

THOMPSON DAVID
603 S GOLIAD
ROCKWALL, TX 75087



CITY OF ROCKWALL

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Case number: H2005-009

Please place a check mark on the appropriate line below:

____ I am in favor of the request for the reasons listed below 13

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

Your Name: _____

Rockwall Property Address: _____

- Please see Location Map of Subject Property on the back of this notice -

**MINUTES
ROCKWALL CITY COUNCIL**

September 19, 2005

6:00 p.m. Regular Meeting

City Hall, 385 S. Goliad, Rockwall, Texas 75087

1. CALL TO ORDER

Mayor Cecil called the meeting to order at 6:11 p.m. Present were Mayor Bill Cecil and Councilmembers Bob Cotti, Stephen Straughan, Tim McCallum, Margo Nielsen, John King and Matt Scott. Also present were City Manager Julie Couch and City Attorney Pete Eckert.

2. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER MARGO NIELSEN

3. CONSENT ITEMS

- a. Consider approval of the Minutes of the August 29, 2005, Special Meeting and take any action necessary.
- b. Consider approval of an **Ordinance** for a city-initiated revision to Article V, District Development Standards of the City of Rockwall Unified Development Code (Ord. No. 04-38), specifically to amend Section 6.6, IH-30 Overlay (IH-30 OV) District; Section 6.8, Scenic Overlay (SOV) District; Section 6.9, SH 66 (SH 66 OV) District; Section 6.10, 205 Bypass Corridor Overlay (205 BY-OV) District; Section 6.11, North SH 205 Corridor Overlay (N-SH 205 OV) District; Section 6.12, East SH 66 Corridor Overlay (E-SH 66 OV) District; Section 6.13, FM 549 Corridor Overlay (FM 549 OV) District; and Section 6.14, SH 276 Corridor Overlay (SH 276 OV) District and take any action necessary. **[2nd Reading]**
- c. Consider approval of an **Ordinance** amending the Sign Ordinance with regard to monument signs and take any action necessary. **[2nd Reading]**
- d. Consider approval of an **Ordinance** amending the Code of Ordinances to provide that there shall be no construction on Thanksgiving Day and Christmas Day and take any action necessary. **[1st Reading]**
- e. Consider approval of an **Ordinance** amending the Sign Ordinance regarding electronic signs and take any action necessary. **[1st Reading]**
- f. **Z2005-025** – Consider continuing until October 3, 2005, the consideration of the approval of a request by Miles Prestemon of Newland Communities for a change in zoning from (Ag) Agricultural district to (PD) Planned Development district on approximately 395.075-acres comprised of Tracts 1 and 2, Abstract 71, W.T. DeWeese Survey, and Tracts 2, 3 and 4, Abstract 131, S. King Survey. The subject property is located along the east side of SH 205, south side of FM 552, west side of Hayes Rd and north side of Quail Run and take any action necessary.
- g. Consider approval of the purchase of two new pumper trucks and take any action necessary.

SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING AN
EFFECTIVE DATE.

The motion passed unanimously by a vote of 7 ayes and 0 nays.

4. APPOINTMENTS

- a. Appointment with Bruce Payton representing the Chandler's Landing Home Owners Association regarding trees on the I-30 bridge and take any action necessary.

Bruce Paton, 10 Intrepid Circle, Rockwall, Texas, came forward to address the Council. Mr. Paton discussed the proposed tree removal by TXDOT along the I-30 and SH-66 bridges. Ms. Judy Shoneman of 5554 Canada Court, discussed environmental standards and stated that the trees were doing their job by removing pollutants. Paton proposed (1) that there be minimal trimming of the trees for safety; and (2) trimming of vegetation as necessary on the southeast shore to create a view corridor for The Harbor project. Scott Self, 428D Yacht Club Drive, also came forward. Mr. Self stated that only a short area should be trimmed as a pilot project, so the impact could be determined. After discussion, Councilmember Straughan made a motion that the Council recommend to TXDOT the Chandler proposal and Councilmember McCallum seconded the motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.

- b. Appointment with Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any necessary action.

Phillip Herbst discussed the various planning and zoning items on tonight's agenda.

- c. Appointment with Sheri Fowler of Alliance for the Arts regarding status report on hotel/motel funds.

Sheri Fowler, President of the Alliance for the Arts, gave a report on the hotel/motel funds the Alliance had received and thanked the Council for their contribution.

- d. Appointment with Ray Turco regarding the 2005 Citizen Survey and take any action necessary.

Ray Turco gave a brief overview of the results of the 2005 Citizen's Survey.

Appointment with Jeffrey Widmer to discuss potential amendments to the Sign Ordinance regarding signage in the Central Business District and take any action necessary.

Jeffrey Widmer gave a power point presentation on signage in the Central Business District and potential amendments to the sign ordinance. After discussion, Staff was directed to look into signage for the Central Business District and to bring back their recommendations.

- e. Appointment with Shirley Black regarding signage and take any action necessary.

Shirley Green of Green Cottage, 502 N. Goliad, came forward to request additional signage. After discussion, this matter was referred to Staff for action to be brought back to the Council for consideration.

250
251 Tim Thompson (Applicant)
252 Realty Capital Corporation
253 99 Main Street
254 Colleyville, Texas

255 Mr. Thompson talked about the development and that they would be
256 cleaning up the lake.

257
258 Chris Dugan
259 2548 S. FM549

260 Mr. Dugan lives east of the development and is against it because all he
261 would see is rooftops.

262
263 Ross Ramsay
264 637 Stafford Circle

265 Mr. Ramsay spoke in favor of the development.
266

267 There being no one further to address the Council, Mayor Cecil closed the public
268 hearing. Councilmember Straughan made a motion to approve the request and
269 Councilmember King seconded the motion. The ordinance was read as follows:

270
271 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
272 AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL,
273 TEXAS AS PREVIOUSLY AMENDED, SO AS TO CHANGE THE ZONING FROM (AG)
274 AGRICULTURAL DISTRICT TO (PD-63) PLANNED DEVELOPMENT NO. 63
275 DISTRICT ON AN 139.354-ACRE TRACT KNOWN AS TRACTS 1 AND 7, ABSTRACT
276 123, A. JOHNSON SURVEY AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT
277 "A" ATTACHED HERETO; CORRECTING THE OFFICIAL ZONING MAP;
278 PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO
279 THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING A
280 SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND
281 PROVIDING FOR AN EFFECTIVE DATE.

282
283 The motion passed by a vote of 5 ayes and 2 nays [McCallum and Scott].
284

- 285 c. **H2005-008** – Hold a public hearing and consider approval of an
286 **Ordinance** for a city initiated request for a Historic Landmark designation
287 for the Jordan House located at 109 St. Marys Street. The tract is zoned
288 (SF-7) Single Family and is located outside of the Old Rockwall Historic
289 District and identified as a "High Contributing Property" within the Historic
290 survey and take any action necessary. [1st Reading]

291 Robert LaCroix discussed the background of this item. This is a "significant property."
292 The homeowner opposes the designation so it will take a ¾ majority vote to pass. This
293 matter failed at the Planning and Zoning Commission level by a vote of 3 ayes and 3
294 nays. Mayor Cecil opened the public hearing and the following persons came forward to
295 address the Council:

296
297 Ross Ramsay, Vice Chairman
298 Historic Preservation Advisory Board

299 Mr. Ramsay stated that the HPAB recommends approval of this designation
300 and perhaps extending the boundaries of the Historic District.
301

BOYDSTON ADDITION; AND MORE SPECIFICALLY DESCRIBED HEREIN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed unanimously by a vote of 7 ayes and 0 nays.

- e. **Z2005-034** -- Hold a public hearing and consider approval of a request from Annette Lall for approval of a Specific Use Permit to allow for a "Social Service Provider" (specifically a Children's Emergency Shelter) within the (GR) General Retail district, located at 102 North Fannin and 303 East Rusk and take any action necessary.

Robert LaCroix discussed the background of the request. LaCroix stated that they did not receive enough information to be able to recommend this request. There is no adequate site/floor plan or fire safety plan. The Planning and Zoning Commission recommended denial by a vote of 6 ayes and 0 nays and stated that the use is not appropriate for the Downtown area. Mayor Cecil opened the public hearing and the following persons came forward to address the Council:

Vicki Lovitt (Applicant)
303 E. Rusk

Ms. Lovitt stated that she is working with an architect and will be meeting him on Wednesday and that she has nothing to bring to the Council tonight. She has no experience in this type of service – she is an RN. When questioned by Councilmember Nielsen, Lovitt stated that she is unaware of any laws regarding the services she wishes to provide.

Roxanne Langley
Owns the daycare behind the church. Ms. Langley is concerned about the children who would be housed there – will it be safe for the children she looks after.

Robert Cook
218 E. Rusk
Mr. Cook stated that this is not a proper use for this property. Downtown needs revitalized – this would be a step back. He is against the request.

Janice Hill
532 Anna Cade
Ms. Hill has a business on the Square and is against the request. Downtown is not an area conducive to children. She does not feel that this has been investigated enough – this is not the place for this type of center/shelter.

Mary Hanrahan
201 S. Clark
She is Mayor of Old Town. No one has approached them regarding putting in such a shelter. This is not a good location and there is not enough information to go forward with this request.

which will be shown on the final plat. Councilmember Straughan seconded the motion and the motion passed unanimously by a vote of 7 ayes and 0 nays.

- c. **P2005-031** -- Discuss and consider a request by Richard Hovas of Tipton Engineering, for approval of a preliminary plat for Castle Ridge Estates, being a 72.7396-acre, 194-lot Single Family development. The subject tract is zoned (SF-10) Single Family district situated West of SH 205 and North of Dalton Road (FM 552) and the existing Heritage Heights Single Family subdivision and take any action necessary.

Robert LaCroix discussed the background of this request. Councilmember McCallum made a motion to approve the request with Staff recommendations but no variance to the 50 foot buffer; no alleys on Lots A, E, F and G and there must be a water feature at the 205 entrance; and the homes must have J-swing garages. Councilmember Straughan seconded the motion and the motion passed unanimously by a vote of 7 ayes and 0 nays.

7. ACTION ITEMS

- a. Discuss and consider approval of a contract with Dennis Wilson for implementation of the downtown plan and take any action necessary.

City Manager Julie Couch discussed the background of the request. Councilmember Cotti made a motion to approve the request and Councilmember King seconded the motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.

- b. Discuss and consider requiring a Special Use Permit for any free standing restaurant of 2000 square feet or less with a drive thru within any overlay district and take any action necessary.

Councilmember Straughan stated that he brought this matter forward for action by the Council. After discussion, Councilmember Straughan made a motion to require a Special Use Permit (SUP) for any free standing restaurant of 2000 square feet or less with a drive thru in all commercial districts and Councilmember Cotti seconded the motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.

- c. Discuss and consider plans for Fannin Street improvements and take any action necessary.

City Engineer Chuck Todd stated that the street would be asphalt with curb and gutter. He is ready to start meeting with the homeowners along Fannin to discuss the construction of the improvements. No motion was necessary, but Todd was given the authority to move ahead with this project.

- d. Discuss and consider the City of Rockwall's proposed Operating Budget for the period October 1, 2005 through September 30, 2006, and the Amended Budget for October 1, 2004 through September 30, 2005, and take any action necessary.

Finance Director Mary Smith discussed the proposed budget. Councilmember Cotti made a motion to approve the budget and Councilmember Nielsen seconded the motion. The motion passed by a vote of 5 ayes and 2 nays [McCallum and Straughan].

Council at the Council/Staff Retreat for further action. Councilmember Cotti seconded the motion. The ordinance was read as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, SETTING COUNCIL COMPENSATION, PURSUANT TO SECTION 3.03 OF THE CHARTER; PROVIDING A REPEALER CLAUSE; PROVIDING AN EFFECTIVE DATE.

The motion passed unanimously by a vote of 7 ayes and 0 nays.

There being no further business to come before the Council, Mayor Cecil adjourned the meeting into Executive Session at 12:07 a.m.

8. HOLD EXECUTIVE SESSION UNDER SECTIONS 551.071, 551.072, 551.074 AND 551.086 OF TEXAS GOVERNMENT CODE TO DISCUSS:

- a. Deliberation regarding the purchase, exchange, lease, or value of real property.
- b. Personnel Issues, including Board, Commission, and Committee Appointments, and Related Matters – including Youth Advisory Council and grant personnel.
- c. Commercial or financial information regarding business prospects that the City seeks to have locate, stay, or expand in or near the territory of the City of Rockwall and with which the Board is conducting economic development negotiations.
- d. City of Rockwall vs. Vester T Hughes, Jr. as sole independent Executor of the Estate of W.W. Caruth, Jr., deceased.
- e. Liability arising out of actions taken on agenda items for which it is the ethical duty of the City's attorneys to advise the Council.
- f. Pursuant to Section 551.071(2) of the Open Meetings Act: Consultation with attorney with regard to a matter that it is the duty of the attorney to consult with the Council and falls under the attorney-client privilege.

9. TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

Councilmember Cotti made a motion to appoint Steve Markee to the Building and Standards Commission to replace Carol Hawkins. Mayor Cecil seconded the motion and the motion passed unanimously by a vote of 7 ayes and 0 nays.

Councilmember Cotti made a motion to appoint Jason Potts to the Historic Preservation Advisory Board and Councilmember Straughan seconded the motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.

Mayor Cecil made a motion to appointment Councilmembers McCallum and King and himself to a subcommittee to research ways to streamline our council meetings and Councilmember Scott seconded the motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.

**MINUTES
ROCKWALL CITY COUNCIL**

**September 19, 2005
3:30 p.m. Pre-Council Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087**

1. TOUR CINEMARK AT THE HARBOR (3:30 p.m.)

Mayor Cecil called the meeting to order at 4:30 p.m. Present were Mayor Bill Cecil and Councilmembers Bob Cotti, Stephen Straughan, Tim McCallum, Margo Nielsen, John King and Matt Scott. Also present were City Manager Julie Couch and City Attorney Pete Eckert. Mayor Cecil immediately adjourned into Executive Session.

2. HOLD EXECUTIVE SESSION UNDER SECTIONS 551.071, 551.072, 551.074 AND 551.086 OF TEXAS GOVERNMENT CODE TO DISCUSS:

- a. Deliberation regarding the purchase, exchange, lease, or value of real property.
- b. Personnel Issues, including Board, Commission, and Committee Appointments, and Related Matters – including Youth Advisory Council and grant personnel.
- c. Commercial or financial information regarding business prospects that the City seeks to have locate, stay, or expand in or near the territory of the City of Rockwall and with which the Board is conducting economic development negotiations.
- d. City of Rockwall vs. Vester T Hughes, Jr. as sole independent Executor of the Estate of W.W. Caruth, Jr., deceased.
- e. Liability arising out of actions taken on agenda items for which it is the ethical duty of the City's attorneys to advise the Council.
- f. Pursuant to Section 551.071(2) of the Open Meetings Act: Consultation with attorney with regard to a matter that it is the duty of the attorney to consult with the Council and falls under the attorney-client privilege.

3. TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION

No action was taken as a result of Executive Session.

4. PRE-COUNCIL DINNER.

The pre-council meeting adjourned at 5:55 p.m.

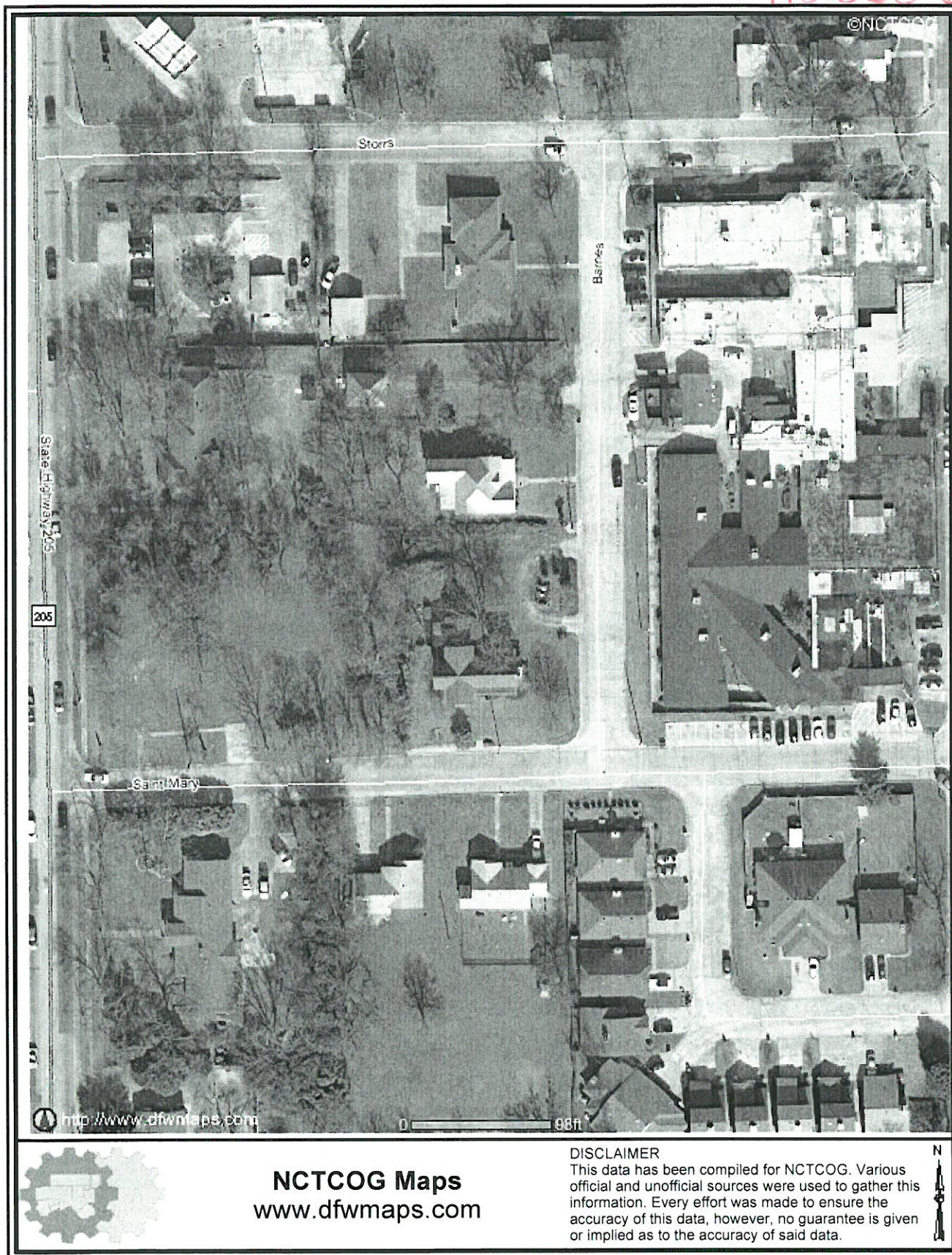
Approved by the City Council of the City of Rockwall, Texas, this _____ day of November, 2005.

ATTEST:

William R. Cecil, Mayor

Dorothy Brooks, City Secretary

H2005-009



H2005-009

AGENDA
ROCKWALL CITY COUNCIL

August 1, 2005

6:00 p.m. Regular Meeting

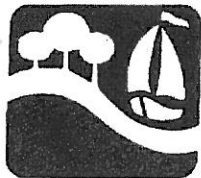
City Hall, 385 S. Goliad, Rockwall, Texas 75087

1. Cotti.
2. Straughan
JD



7. ACTION ITEMS

- f. Discuss and consider the designation of 506 Barnes Street as an historic "landmark" property and take any action necessary.



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: City Council

FROM: Chris Spencer

DATE: August 1, 2005

SUBJECT: Creation of a Landmark District for 506 Barnes Street

The Rockwall Historic Preservation Advisory Board, at their July 21, 2005 regularly scheduled meeting, made a recommendation to consider creating a Landmark District for the property at 506 Barnes Street. Under the current ordinance the "board may recommend to the Commission and the City Council that certain properties be "Landmark Districts" and that specific areas be designated as "Historic Districts" as provide for in this Ordinance. A historic landmark property may be a single property or structure not contiguous to or part of an existing historic district, but is deemed worth of preserving. A landmark district may be designated if the property meets one of the following:

- a. Possesses significance in history, architecture, archeology, and/or culture;
- b. Is associated with events that made a significant contribution to the broad patterns of local, regional, state and/or national history;
- c. Is associated with the lives of persons significant in the City of Rockwall's past;
- d. Embodies the distinctive characteristics of a type, period, and/or method of construction;
- e. Represents the work of a master designer, builder, and/or craftsman; or
- f. Represents an established and familiar visual historical feature of the City.

The property at 506 Barnes is listed as a "high contributing property" on the original historic survey and possesses significance in architecture and is has distinctive characteristics of a type and style.

At this time we are asking the Council to consider this recommendation and take action to move forward with creating a Landmark District for this property.



205

CITY HALL

402

404

406

408

201

410

FANNIN ST.

34

36

38

40

42

44

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62

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66

68

70

72

74

76

78

80

WAY

SOUTH GOLIAD

501

503

504

506

509

507

BARNES ST.

603

607

106

108

202

204

206

208

210

212

ST

MARY'S PL.

214

216

218

220

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238

240

FIRST BAPTIST CHURCH

UNITED STATES POST OFC.

FIRE STATION



TEXAS HISTORICAL COMMISSION
TEXAS HISTORIC SITES INVENTORY FORM
RESIDENTIAL PROPERTY FORM

County Rockwall
City/Rural Rockwall
Historic Name _____
Address 506 BARNES
Owner J A UNDERWOOD
Legal Desc. BF BOYDSTON, BL. 79 .5 AC
Property Type RES.
Integrity of: ☐ location ☐ design ☐ setting ☐ materials ☐ workmanship ☐ association ☐ feeling
HISTORY OF PROPERTY _____

SITE # _____ USGS Quad # _____
Date: Factual _____ Est. 1905 Additions: _____
Architect/Builder _____
Contractor _____
Historic Use RES.
Present Use RES.
Subtype _____ Stylistic Influence Folk L-plan

AREAS OF SIGNIFICANCE (Include justification) _____

BIBLIOGRAPHY (include oral histories) _____

Surveyor J. W. S. Date Surveyed 4-5-2000
Photo Data: Roll/Frame 5/28 Through Roll / Frame _____ Slides _____
Designations: NR RTHL HABS Local Other

DESCRIPTION OF BUILDING:

LOCATION:

☒ original location
☐ moved (specify date) _____
☒ building faces (N/S/E/W) _____

STORIES:

2 specify #: (1, 1.5, 2...etc.)

CONSTRUCTION:

☒ frame
☐ solid brick (color?) _____
☐ solid stone (color?) _____
☐ specify other _____

PLAN:

☒ L-plan
☒ modified L-plan
☐ Center passage plan
(specify # of rooms deep) _____
☐ 2-room plan
☐ T-plan
☐ bungalow plan
☐ shotgun plan
☐ asymmetrical plan
☐ specify other _____

FOUNDATION MATERIALS:

☒ pier-and-beam
☐ stone
☐ brick
☐ specify other _____

EXTERIOR WALL SURFACE:

☒ weatherboard siding
☐ drop siding
☐ stucco
☐ stone
☐ board-and-batten siding

☐ fieldstone veneer
☐ brick (color?) _____
☐ wood shingle
☐ synthetic siding
☐ specify other _____

PORCHES:

2 specify # of bays
☒ specify N/E/S/W elev.
☒ shed roof
☐ hipped roof
☐ gable roof
☐ inset
☒ turned-wood posts
☐ square posts
☐ chamfered wood posts
☐ brick piers
☐ box columns
classical columns (specify) _____

☐ taper box supports
☐ full-height
☐ on piers

☐ fabricated metal
☒ squared wood balusters
☐ turned wood balusters
☐ jig-sawn brackets
☐ jig-sawn porch frieze
☐ turned work frieze
☐ specify other _____

WINDOWS:

☒ wood sash
☐ aluminum sash
☒ double-hung

☐ casement
☐ fixed
☐ decorative screenwork
(specify light configuration) 1x1
☐ specify other _____

DOORS / ENTRIES:

☒ single-door primary entrance
☐ double-door primary entrance
☐ 2 primary entrances
☐ with transom
☐ with sidelights
☐ specify other _____

GABLE END TREATMENT:

☒ same as wall surface
☐ stucco
☐ wood shingle
☐ wood siding
☐ decorative bargeboards
☐ windows
☒ vents
☐ specify other _____

ROOF TYPE:

☒ gable
☒ hipped - pyramidal
☐ flat/with parapet
☐ gambrel
☐ dormers: (specify #) _____
☐ gable
☐ hipped
☐ shed
☐ specify other _____

ROOF MATERIALS:

☐ wood shingles
☐ composition shingles
☐ tile
☒ metal (specify) T-1
☐ box eaves
☐ exposed rafter ends
☐ jig-sawn brackets
☐ stick brackets
☐ specify other _____

CHIMNEYS:

☐ specify # _____
☐ interior (placement?) _____
☐ exterior (placement?) _____
☐ brick ☐ stone
☐ with corbelled caps
☐ stuccoed
☐ specify other _____

OTHER:

OUT BUILDINGS:

☐ (specify # & type) _____
☐ garage ☐ barn
☐ shed
☐ specify other _____

LANDSCAPE:

☐ sidewalks
☐ terracing ☐ drives
☐ cistern ☐ gardens

Property Detail Sheet (R14359)

 History
  Datasheet
  View Sketch
  View Images
  Bills
  Stmnt Of Acct

Owner Information

Owner ID: 67041
 Owner Name: MIGNEAULT WILLIAM H & MELINDA
 Owner Address: 188 RIDGEMONT DR
 FORNEY, TX 75126-5332
 Property Address: 506 BARNES

Parcel Information

Legal Description: B F BOYDSTON, BLOCK 79, ACRES .500
 Acreage: .500
 Cross Reference: 3140-0079-0000-00-0R
 Map ID: 2-3
 Undivided Interest:
Exemption Codes:
 Entity Codes: GRW (ROCKWALL COUNTY)
 SRW (ROCKWALL ISD)
 CRW (CITY OF ROCKWALL)
 Deed Type: WD
 Deed Book: 2933
 Deed Page: 260

Value Breakdown

Values displayed are preliminary and subject to change

Land HS:	\$32,000 +
Land NHS:	\$0 +
Improvement HS:	\$59,390 +
Improvement NHS:	\$0 +
Ag Market:	\$0
Ag Use:	\$0 +
Timber Market:	\$0
Timber Use:	\$0 +
Assessed:	\$91,390 =

Improvements

ID	Type	SPTB	Segs	Value
Imp 1	R (RESIDENTIAL)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	2	\$59,090
Imp 2	R (RESIDENTIAL)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	1	\$300

Land

ID	Type	SPTB	Acres	Market
Land 1	CV (CV)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	.500	\$32,000



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 All rights reserved.

☐ Preliminary Plat*
☐ Final Plat*
☐ Replat*
☐ Vacation of Plat

☐ Site Plan*
☐ Concept Plan
☐ Overlay District
☐ Building Elevations

☐ Conditional Use Permit
☐ Landscape Plan
☐ Treescape Plan
☒ Zoning / Land Use

H2005-009 506 Barnes (Landmark)

Addition Name: B F Boydston Current Zoning: SF-7

Proposed Zoning: Historic Landmark No. Of Acres: No. Of Tracts: 1 No. Of Units: 1

Proposed Use for Property:

City initiated request for a Historic Landmark designation for the Migneault House located at 506 Barnes. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" with in the Historic survey.

General Location of Property (or) Address: 506 Barnes Stt

Owner's Name: William & Melinda Migneault

Applicant's Name: City of Rockwall

Company: _____

Company: Planning and Zoning Department

Address: 188 Ridgemont Dr

Address: 385 South Goliad

City, State, Zip: Forney TX, 75126

City, State, Zip: Rockwall, Texas 75087

Phone: 972-771-1497

Fax #: _____

Phone: (972) 771-7745

Fax #: (972) 771-7748

BEFORE ME, a Notary Public, on this day personally appeared _____
the undersigned applicant, who stated the information on this application to be true:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this
application; all information submitted herein is true and correct; and the application fee of \$ n/a,
to cover the cost of this application, has been paid to the City of Rockwall on This _____ day
of _____.

Applicant Signature

SUBSCRIBED AND SWORN TO before me, this _____ day of _____.

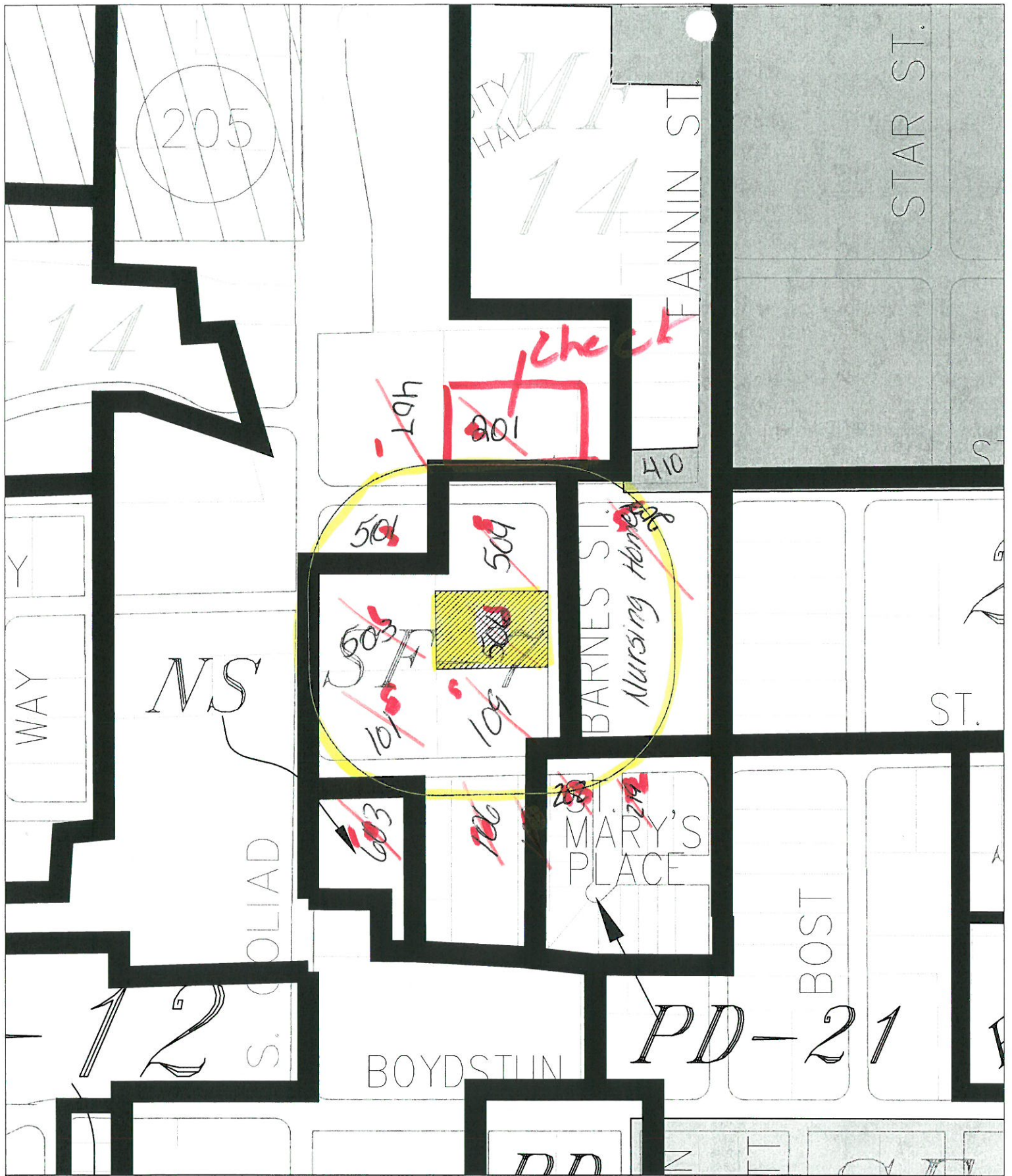
My Commission Expires

Notary Public in & for the State of Texas

This Application Will Not Be Accepted Without Engineering Submittal On File If Engineering Is
Required

House Bill 1563, Effective September 1, 1999.

**Requires An Original Tax Certificate From Each Taxing Unit Indicating That No Delinquent Ad Valorem Taxes Are Owed
On The Property To be Attached To The Plat Or Replat.**



H2005-009

506 Barnest
Landmark



1" = 200'

12005-009

✓
RICKARDS MICHAEL A ETUX
202 ST MARYS PLACE
ROCKWALL, TX 75087

ST MARYS PLACE, BLOCK 1, LOT 1

BRAUN LANA JEAN
219 ST MARYS PLACE
ROCKWALL, TX 75087

ST MARYS PLACE, BLOCK 2, LOT 1

✓
ROCKWALL NH REALTY LTD
4809 COLE AVENUE
SUITE 347
DALLAS, TX 75205

B F BOYDSTON, BLOCK 77 & 76, ACRES
.983

Eppstein, Block Z, Lot 1; PtoF Z

SMARTT NAN L & JULIANA BOND
CO-TRUSTEES OF SMART MARITAL
DEDUCTION TRUST
ONE CARMARTHEN CT
DALLAS, TX 75225

B F BOYDSTON, BLOCK 117B

" 117A

MIGNEAULT WILLIAM H & MELINDA
188 RIDGEMONT DR
FORNEY, TX 75126-5332

B F BOYDSTON, BLOCK 79, ACRES .500

✓
JORDAN WILMA D
109 ST MARYS ST
ROCKWALL, TX 75087

B F BOYDSTON, BLOCK 117, LOT A

✓
CAMPBELL W E
C/O SENIOR CARE CONSULTANTS INC
1413 EAST I-30, STE 7
GARLAND, TX 75043

W E CAMPBELL, BLOCK A, LOT 1, ACRES
1.814

✓
MERRITT CRAIG
504 BARNES ST
ROCKWALL, TX 75087

B F BOYDSTON, BLOCK 78, ACRES .500
B F BOYDSTON, BLOCK 80C

✓
PEOPLES BILLY W
P O BOX 35
ROCKWALL TX 75087

B F BOYDSTON, BLOCK 80B

✓
THOMPSON DAVID
603 S GOLIAD
ROCKWALL, TX 75087

B F BOYDSTON, BLOCK 80A

✓
SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087-1717

ROCKWALL RETAIL STRIP CENTER, ACRES
1.033

✓
MCCORD SHANNON
501 S GOLIAD
ROCKWALL, TX 75087

B F BOYDSTON, BLOCK 117A

Check 503
S. Goliad
Dudry

H2005-009

RICKARDS MICHAEL A ETUX
202 ST MARYS PLACE
ROCKWALL, TX 75087

JORDAN WILMA D
109 ST MARYS ST
ROCKWALL, TX 75087

SLAUGHTER RICHARD E JR
PO BOX 1717
ROCKWALL, TX 75087-1717

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219 ST MARYS PLACE
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DALLAS, TX 75205

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504 BARNES ST
ROCKWALL, TX 75087

DUDNEY JAMES
3332 AMERHERST AVE
DALLAS, TX 75225

SMARTT NAN L & JULIANA BOND
CO-TRUSTEES OF SMART MARITAL
DEDUCTION TRUST
ONE CARMARTHEN CT
DALLAS, TX 75225

PEOPLES BILLY W
P O BOX 35
ROCKWALL TX 75087

MIGNEAULT WILLIAM H & MELINDA
188 RIDGEMONT DR
FORNEY, TX 75126-5332

THOMPSON DAVID
603 S GOLIAD
ROCKWALL, TX 75087



CITY OF ROCKWALL

at Rockwall CityPlace

Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 8/18/2005 at 6:30 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

H2005-009: 506 Barnes St

Hold a public hearing to consider a city initiated request for a Historic Landmark designation for the Migneault House located at 506 Barnes. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" with in the Historic survey.

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by 8/10/2005 to:

Chris Spencer
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

(please return portion of form below the dotted line)

Case number: H2005-009

Please place a check mark on the appropriate line below:

____ I am in favor of the request for the reasons listed below 13

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

Your Name: _____

Rockwall Property Address: _____

- Please see Location Map of Subject Property on the back of this notice -

CITY OF ROCKWALL

Historic Preservation Advisory Board Memo

AGENDA DATE: 8/18/2005

APPLICANT: City of Rockwall

AGENDA ITEM: H2005-009; 506 Barnes St

Hold a public hearing to consider a city initiated request for a Historic Landmark designation for the Migneault House located at 506 Barnes. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" with in the Historic survey.

BACKGROUND INFORMATION:

On July 21, 2005, the Historic Preservation Advisory Board (HPAB) directed staff to begin the proceedings to designate the home located at 506 Barnes Street as a City of Rockwall Historic Landmark. On August 1, 2005, City Council approved the recommendation of the HPAB for application of Historical Landmark designation for 506 Barnes Street by a vote of 7-0.

The house at 506 Barnes is listed as a "High Contributing" property within the City of Rockwall Historical Survey and is located with the "SF-7" Single Family District. The subject site contains a primary structure (house) and a detached accessory building. The primary structure was constructed in 1905 in the "Folk L-Plan" style of architecture and the date of construction for the accessory building is unknown. The house has both a front and back porch, one over one windows and a very significant metal tile roof.

The "Folk L-Plan" also know as the "Folk Gable-Front-&-Wing" was prevalent from the 1850's to about 1890 and was more common in rural areas.

Some of the identifying features of the L-Plan are a shed-roofed porch typically placed with the L made by the two wings, the roof ridge on the gable-front portion was higher than the adjacent wing, and more commonly the entire structure was built as a unit with a roof ridge of uniform height.

With the coming of the railroad system, abundant lumber and balloon framing led to an expansion of this type of unstyled folk house.

In staffs opinion the property at 506 Barnes is significant to the built environment/architecture and the urban fabric of the City of Rockwall.

Thirteen (13) notices were sent out to property owners within 200. At the time of this report no notices had been received.

RECOMMENDATIONS:

Staff Recommends approval of the request with the following conditions:

1. The property be given a landmark designation title.

☐ Preliminary Plat*
☐ Final Plat*
☐ Replat*
☐ Vacation of Plat

☐ Site Plan*
☐ Concept Plan
☐ Overlay District
☐ Building Elevations

☐ Conditional Use Permit
☐ Landscape Plan
☐ Treescape Plan
☒ Zoning / Land Use

H2005-009 506 Barnes (Landmark)

Addition Name: B F Boydston Current Zoning: SF-7

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Owner's Name: William & Melinda Migneault

Applicant's Name: City of Rockwall

Company: _____

Company: Planning and Zoning Department

Address: 188 Ridgemont Dr

Address: 385 South Goliad

City, State, Zip: Forney TX, 75126

City, State, Zip: Rockwall, Texas 75087

Phone: 972-771-1497 Fax #: _____

Phone: (972) 771-7745 Fax #: (972) 771-7748

BEFORE ME, a Notary Public, on this day personally appeared _____
the undersigned applicant, who stated the information on this application to be true:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; all information submitted herein is true and correct; and the application fee of \$ n/a, to cover the cost of this application, has been paid to the City of Rockwall on This _____ day of _____.

Applicant Signature

SUBSCRIBED AND SWORN TO before me, this _____ day of _____.

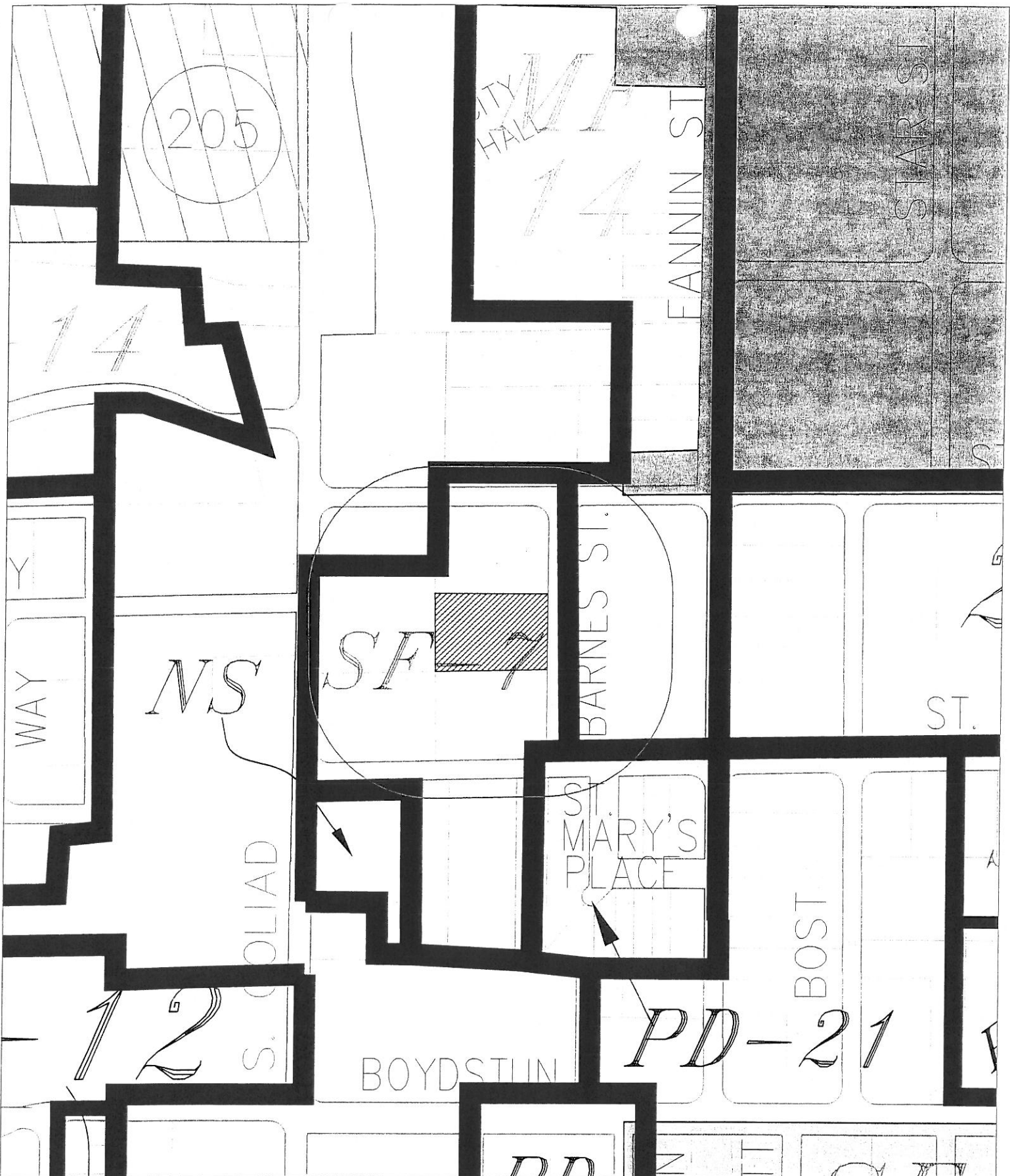
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This Application Will Not Be Accepted Without Engineering Submittal On File If Engineering Is Required

House Bill 1563, Effective September 1, 1999.

Requires An Original Tax Certificate From Each Taxing Unit Indicating That No Delinquent Ad Valorem Taxes Are Owed On The Property To be Attached To The Plat Or Replat.



H2005-009
506 Barnest
Landmark



1" = 200'



TEXAS HISTORICAL COMMISSION
TEXAS HISTORIC SITES INVENTORY FORM
RESIDENTIAL PROPERTY FORM

County Rockwall
City/Rural Rockwall
Historic Name _____
Address 506 BARNES
Owner J A UNDERWOOD
Legal Desc. BF BOYDSTON, BL. 79 .5 AC
Property Type RES.
Integrity of: ☐ location ☐ design ☐ setting ☐ materials ☐ workmanship ☐ association ☐ feeling
HISTORY OF PROPERTY _____

SITE # _____ USGS Quad # _____
Date: Factual _____ Est. 1905 Additions: _____
Architect/Builder _____
Contractor _____
Historic Use RES.
Present Use RES.
Subtype _____ Stylistic Influence Folk L-Plan

AREAS OF SIGNIFICANCE (Include justification) _____

BIBLIOGRAPHY (include oral histories) _____

Surveyor J. W. S. Date Surveyed 4-5-2000
Photo Data: Roll/Frame 5/28 Through Roll / Frame _____ Slides _____
Designations: _____ NR _____ RTHL _____ HABS _____ Local _____ Other _____

DESCRIPTION OF BUILDING:

LOCATION:

☒ original location
☐ moved (specify date) _____
☒ building faces (N/S/E/W) _____

STORIES:

2 specify #: (1, 1.5, 2...etc.)

CONSTRUCTION:

☒ frame
☐ solid brick (color?) _____
☐ solid stone (color?) _____
☐ specify other _____

PLAN:

☒ L-plan
☒ modified L-plan
☐ Center passage plan
(specify # of rooms deep) _____
☐ 2-room plan
☐ T-plan
☐ bungalow plan
☐ shotgun plan
☐ asymmetrical plan
☐ specify other _____

FOUNDATION MATERIALS:

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☐ stone
☐ brick
☐ specify other _____

EXTERIOR WALL SURFACE:

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☐ drop siding
☐ stucco
☐ stone
☐ board-and-batten siding

☐ fieldstone veneer
☐ brick (color?) _____
☐ wood shingle
☐ synthetic siding
☐ specify other _____

PORCHES:

2 specify # of bays
E specify N/E/S/W elev.
☒ shed roof
☐ hipped roof
☐ gable roof
☐ inset
☒ turned-wood posts
☐ square posts
☐ chamfered wood posts
☐ brick piers
☐ box columns
classical columns (specify) _____

☐ taper box supports
☐ full-height
☐ on piers

☐ fabricated metal
☒ squared wood balusters
☐ turned wood balusters
☐ jig-sawn brackets
☐ jig-sawn porch frieze
☐ turned work frieze
☐ specify other _____

WINDOWS:

☒ wood sash
☐ aluminum sash
☒ double-hung

☐ casement
☐ fixed
☐ decorative screenwork
(specify light configuration) 1X1
☐ specify other _____

DOORS / ENTRIES:

☒ single-door primary entrance
☐ double-door primary entrance
☐ 2 primary entrances
☐ with transom
☐ with sidelights
☐ specify other _____

GABLE END TREATMENT:

☒ same as wall surface
☐ stucco
☐ wood shingle
☐ wood siding
☐ decorative bargeboards
☐ windows
☒ vents
☐ specify other _____

ROOF TYPE:

☒ gable
☒ hipped - pyramidal
☐ flat/with parapet
☐ gambrel
☐ dormers: (specify #) _____
☐ gable
☐ hipped
☐ shed
☐ specify other _____

ROOF MATERIALS:

☐ wood shingles
☐ composition shingles
☐ tile
☒ metal (specify) Tin ☒
☐ box eaves
☐ exposed rafter ends
☐ jig-sawn brackets
☐ stick brackets
☐ specify other _____

CHIMNEYS:

☐ specify # _____
☐ interior (placement?) _____
☐ exterior (placement?) _____
☐ brick ☐ stone
☐ with corbelled caps
☐ stuccoed
☐ specify other _____

OTHER:

OUT BUILDINGS:

☐ (specify # & type) _____
☐ garage ☐ barn
☐ shed
☐ specify other _____

LANDSCAPE:

☐ sidewalks
☐ terracing ☐ drives
☐ cistern ☐ gardens

Property Detail Sheet (R14359)



History



Datasheet



View Sketch



View Images



Bills



Stmnt Of Acct

Owner Information

Owner ID: 67041
 Owner Name: MIGNEAULT WILLIAM H & MELINDA
 Owner Address: 188 RIDGEMONT DR
 FORNEY, TX 75126-5332
 Property Address: 506 BARNES

Parcel Information

Legal Description: B F BOYDSTON, BLOCK 79, ACRES .500
 Acreage: .500
 Cross Reference: 3140-0079-0000-00-0R
 Map ID: 2-3
 Undivided Interest:
 Exemption Codes:
 Entity Codes: GRW (ROCKWALL COUNTY)
 SRW (ROCKWALL ISD)
 CRW (CITY OF ROCKWALL)
 Deed Type: WD
 Deed Book: 2933
 Deed Page: 260

Value Breakdown

Values displayed are preliminary and subject to change

Land HS: \$32,000 +
 Land NHS: \$0 +
 Improvement HS: \$59,390 +
 Improvement NHS: \$0 +
 Ag Market: \$0
 Ag Use: \$0 +
 Timber Market: \$0
 Timber Use: \$0 +
 Assessed: \$91,390 =

Improvements

ID	Type	SPTB	Segs	Value
Imp 1	R (RESIDENTIAL)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	2	\$59,090
Imp 2	R (RESIDENTIAL)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	1	\$300

Land

ID	Type	SPTB	Acres	Market
Land 1	CV (CV)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	.500	\$32,000



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Legal Notices

Legal Notices

Legal Notices

- PUBLIC NOTICE -

The City of Rockwall Planning and Zoning Commission will hold a public hearing on **Tuesday, September 13, 2005** at 6:00 p.m. in the Council Chambers at Rockwall City Hall, 385 South Goliad, Rockwall, Texas, and the Rockwall City Council will hold a public hearing on **Monday, September 19, 2005** at 6:00 p.m. in the Council Chambers at Rockwall City Hall, 385 South Goliad, Rockwall, Texas, to consider the following items:

Z2005-030

Continue a public hearing and consider a request by Tim Thompson of Realty Capital Corporation for approval of a change in zoning from (Ag) Agricultural district to (PD) Planned Development district to accommodate development of a single-family residential community on 139.354-acres known as Tracts 1 and 7, Abstract 123, A. Johnson Survey and located along the north side of S FM 549, east of SH 205 and west of Lofland Lake.

Z2005-034

Hold a public hearing and consider a request from Annette Lall for approval of a Specific Use Permit to allow for a "Social Service Provider" (specifically a Children's Emergency Shelter) within the (GR) General Retail district, located at 102 North Fannin and 303 East Rusk.

Z2005-035

Hold a public hearing and consider a request by Jeff Linder of Kimley-Horn and Associates, Inc., for a specific use permit (SUP) allowing for a drive-through window as an accessory to a restaurant (Panda Express) on Lot 4, Block A, Horizon Ridge Addition, being a 0.7890-acre tract zoned (PD-9) Planned Development No. 9 district allowing for "GR" General Retail uses and located at the southeast corner of the Ridge Road and Horizon Road Intersection.

H2005-008

Hold a public hearing and consider a city initiated request for a Historic Landmark designation for the Jordan House located at 109 St. Marys St. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" within the Historic survey.

H2005-009

Hold a public hearing and consider a city initiated request for a Historic Landmark designation for the Migneault House located at 506 Barnes. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" within the Historic survey.

All interested parties are encouraged to attend. Please contact the City of Rockwall Planning and Zoning staff at (972) 771-7745 with any questions.

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 9/13/2005

APPLICANT: City of Rockwall

AGENDA ITEM: H2005-009; 506 Barnes St

Hold a public hearing to consider a city initiated request for a Historic Landmark designation for the Migneault House located at 506 Barnes. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" with in the Historic survey.

BACKGROUND INFORMATION:

On July 21, 2005, the Historic Preservation Advisory Board (HPAB) directed staff to begin the proceedings to designate the home located at 506 Barnes Street as a City of Rockwall Historic Landmark. On August 1, 2005, City Council approved the recommendation of the HPAB for application of Historical Landmark designation for 506 Barnes Street by a vote of 7-0.

The house at 506 Barnes is listed as a "High Contributing" property within the City of Rockwall Historical Survey and is located with the "SF-7" Single Family District. The subject site contains a primary structure (house) and a detached accessory building. The primary structure was constructed in 1905 in the "Folk L-Plan" style of architecture and the date of construction for the accessory building is unknown. The house has a front and back porch, one over one windows and a very significant metal tile roof.

The "Folk L-Plan" also known as the "Folk Gable-Front-&-Wing" was prevalent from the 1850's to about 1890 and was more common in rural areas.

Some of the identifying features of the L-Plan are a shed-roofed porch typically placed with the L made by the two wings, the roof ridge on the gable-front portion was higher than the adjacent wing, and more commonly the entire structure was built as a unit with a roof ridge of uniform height.

With the coming of the railroad system, abundant lumber and balloon framing led to an expansion of this type of unstyled folk house.

In staffs opinion the property at 506 Barnes is significant to the built environment/architecture and the urban fabric of the City of Rockwall.

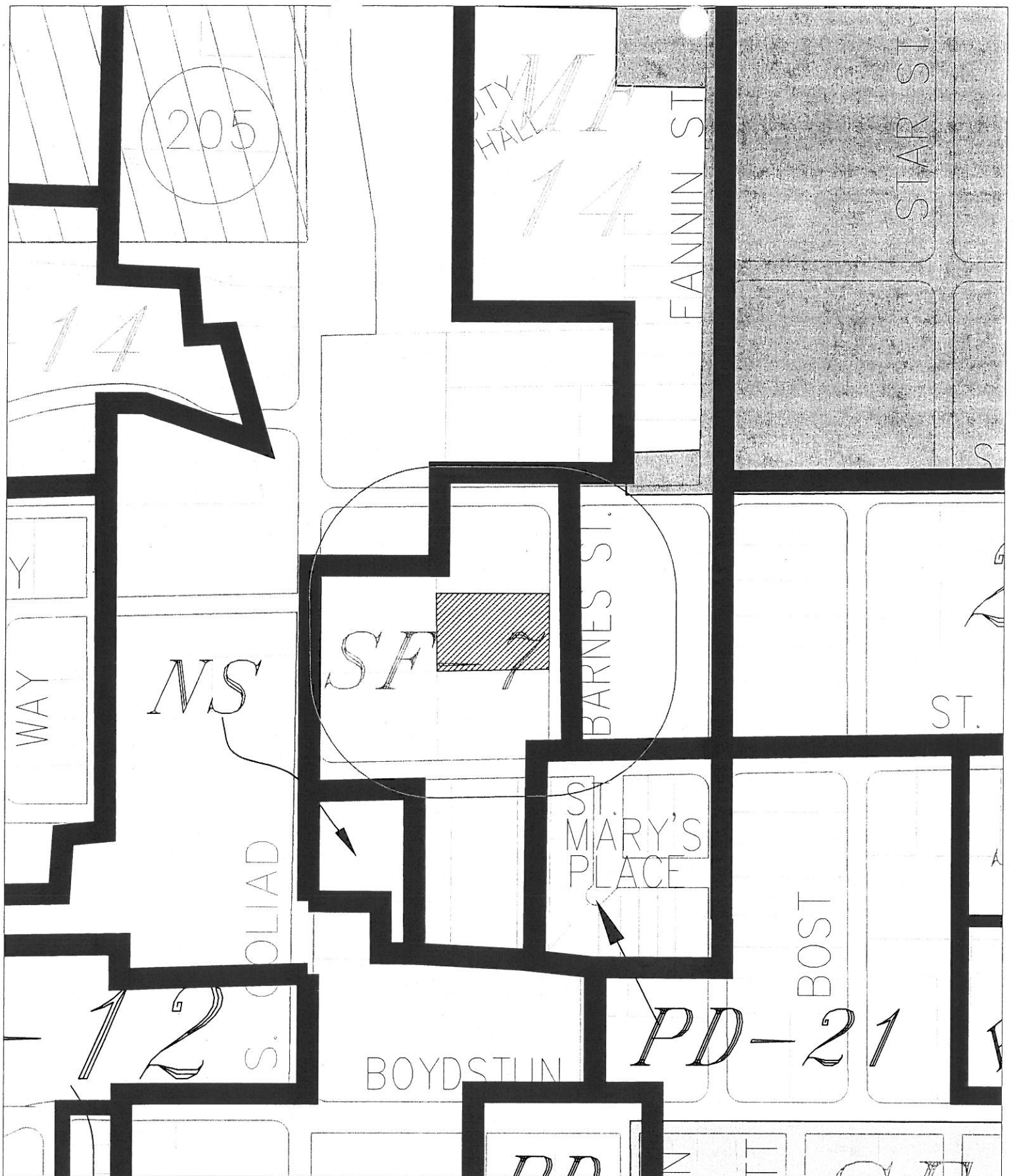
Thirteen (13) notices were sent out to property owners within 200. At the time of this report no notices had been received.

RECOMMENDATIONS:

Staff Recommends approval of the request with the following conditions:

1. The property be given a landmark designation title.

On August 18, 2005, the Historic Preservation Advisory Board recommended approval of the "Landmark" designation for 506 Barnes Street subject to staff conditions by a vote of 6-1 (Russo descending).



H2005-009
506 Barnest
Landmark



1" = 200'



TEXAS HISTORICAL COMMISSION
TEXAS HISTORIC SITES INVENTORY FORM
RESIDENTIAL PROPERTY FORM

County Rockwall
City/Rural Rockwall
Historic Name _____
Address 506 BARNES
Owner J A UNDERWOOD
Legal Desc. BF BOYDSTON, BL. 79 .5 AC
Property Type RES.
Integrity of: ☐ location ☐ design ☐ setting ☐ materials ☐ workmanship ☐ association ☐ feeling
HISTORY OF PROPERTY _____

SITE # _____ USGS Quad # _____
Date: Factual _____ Est. 1905 Additions: _____
Architect/Builder _____
Contractor _____
Historic Use RES.
Present Use RES.
Subtype _____ Stylistic Influence Folk L-plan

AREAS OF SIGNIFICANCE (Include justification) _____

BIBLIOGRAPHY (include oral histories) _____

Surveyor J. W. S. Date Surveyed 4-5-2000
Photo Data: Roll/Frame 5/28 Through Roll / Frame _____ Slides _____
Designations: _____ NR _____ RTHL _____ HABS _____ Local _____ Other _____

DESCRIPTION OF BUILDING:

LOCATION:

☒ original location
☐ moved (specify date) _____
☒ building faces (N/S/E/W) _____

STORIES:

2 specify #: (1, 1.5, 2...etc.)

CONSTRUCTION:

☒ frame
☐ solid brick (color?) _____
☐ solid stone (color?) _____
☐ specify other _____

PLAN:

☒ L-plan
☒ modified L-plan
☐ Center passage plan
(specify # of rooms deep) _____
☐ 2-room plan
☐ T-plan
☐ bungalow plan
☐ shotgun plan
☐ asymmetrical plan
☐ specify other _____

FOUNDATION MATERIALS:

☒ pier-and-beam
☐ stone
☐ brick
☐ specify other _____

EXTERIOR WALL SURFACE:

☒ weatherboard siding
☐ drop siding
☐ stucco
☐ stone
☐ board-and-batten siding

☐ fieldstone veneer
☐ brick (color?) _____
☐ wood shingle
☐ synthetic siding
☐ specify other _____

PORCHES:

2 specify # of bays
☒ specify N/E/S/W elev.
☒ shed roof
☐ hipped roof
☐ gable roof
☐ inset
☒ turned-wood posts
☐ square posts
☐ chamfered wood posts
☐ brick piers
☐ box columns
classical columns (specify) _____

☐ taper box supports
☐ full-height
☐ on piers

☐ fabricated metal
☒ squared wood balusters
☐ turned wood balusters
☐ jig-sawn brackets
☐ jig-sawn porch frieze
☐ turned work frieze
☐ specify other _____

WINDOWS:

☒ wood sash
☐ aluminum sash
☒ double-hung

☐ casement
☐ fixed
☐ decorative screenwork
(specify light configuration) 1x1
☐ specify other _____

DOORS / ENTRIES:

☒ single-door primary entrance
☐ double-door primary entrance
☐ 2 primary entrances
☐ with transom
☐ with sidelights
☐ specify other _____

GABLE END TREATMENT:

☒ same as wall surface
☐ stucco
☐ wood shingle
☐ wood siding
☐ decorative bargeboards
☐ windows
☒ vents
☐ specify other _____

ROOF TYPE:

☒ gable
☒ hipped - pyramidal
☐ flat/with parapet
☐ gambrel
☐ dormers: (specify #) _____
☐ gable
☐ hipped
☐ shed
☐ specify other _____

ROOF MATERIALS:

☐ wood shingles
☐ composition shingles
☐ tile
☒ metal (specify) Tin ☒
☐ box eaves
☐ exposed rafter ends
☐ jig-sawn brackets
☐ stick brackets
☐ specify other _____

CHIMNEYS:

☐ specify # _____
☐ interior (placement?) _____
☐ exterior (placement?) _____
☐ brick ☐ stone
☐ with corbelled caps
☐ stuccoed
☐ specify other _____

OTHER:

OUT BUILDINGS:

(specify # & type) _____
garage _____ barn _____
shed _____
specify other _____

LANDSCAPE:

sidewalks _____
terracing _____ drives _____
cistern _____ gardens _____

Property Detail Sheet (R14359)



History



Datasheet



View Sketch



View Images



Bills



Stmt Of Acct

Owner Information

Owner ID: 67041
 Owner Name: MIGNEAULT WILLIAM H & MELINDA
 Owner Address: 188 RIDGEMONT DR
 FORNEY, TX 75126-5332
 Property Address: 506 BARNES

Parcel Information

Legal Description: B F BOYDSTON, BLOCK 79, ACRES .500
 Acreage: .500
 Cross Reference: 3140-0079-0000-00-0R
 Map ID: 2-3
 Undivided Interest:
Exemption Codes:
 Entity Codes: GRW (ROCKWALL COUNTY)
 SRW (ROCKWALL ISD)
 CRW (CITY OF ROCKWALL)
 Deed Type: WD
 Deed Book: 2933
 Deed Page: 260

Value Breakdown

Values displayed are preliminary and subject to change

Land HS:	\$32,000 +
Land NHS:	\$0 +
Improvement HS:	\$59,390 +
Improvement NHS:	\$0 +
Ag Market:	\$0
Ag Use:	\$0 +
Timber Market:	\$0
Timber Use:	\$0 +
Assessed:	\$91,390 =

Improvements

ID	Type	SPTB	Segs	Value
Imp 1	R (RESIDENTIAL)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	2	\$59,090
Imp 2	R (RESIDENTIAL)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	1	\$300

Land

ID	Type	SPTB	Acres	Market
Land 1	CV (CV)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	.500	\$32,000



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Case number: H2005-009
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

I have not received any information

as to the benefits or concerns with
historical designation. I will work with

city but need more info. not just a letter

Bill Mignea

Your Name:

506 Barnes, Rockwall TX

Rockwall Property Address:

75087

- Please see Location Map of Subject Property on the back of this notice -

385 South Gollad ♦ Rockwall, Texas 75087 ♦ (972) 771-7745

Case number: H2005-009

Please place a check mark on the appropriate line below:

13

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

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

I have not received any information as to the benefits or concerns with historical designation. I will work with city but need more info; not just a form letter.

Your Name: Bill Migneault

Rockwall Property Address: 506 Barnes, Rockwall TX

75087

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad

♦ Rockwall, Texas 75087 ♦

(972) 771-7745



CITY OF ROCKWALL

at Rockwall CityPlace

Public Notice

The City of Rockwall Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/13/2005 at 6:00 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas and the Rockwall City Council will hold a public hearing on **Monday, 9/19/2005 at 6:00 p.m.** in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

H2005-009: 506 Barnes St

Hold a public hearing to consider a city initiated request for a Historic Landmark designation for the Migneault House located at 506 Barnes. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" with in the Historic survey.

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure that your comments are included in the information sent to the Planning and Zoning Commission, please return the completed form below by 8/10/2005 to:

Chris Spencer
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
(please return portion of form below the dotted line)

771-7748

To: Chris Spencer

Case number: H2005-009

Please place a check mark on the appropriate line below:

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

13

☒

I am opposed to the request for the reasons listed below

I was not presented with all the facts concerning this process. This process should start out informally and be informative to the people who's buildings are affected. When the Jordan's house sells, I will be happy to perave this further.

Your Name: William Migneault

Rockwall Property Address: 506 Barnes

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad ♦ Rockwall, Texas 75087 ♦ (972) 771-7745



CITY OF ROCKWALL

at Rockwall CityPlace

Public Notice

The City of Rockwall Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/13/2005 at 6:00 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas and the Rockwall City Council will hold a public hearing on **Monday, 9/19/2005 at 6:00 p.m.** in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

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Hold a public hearing to consider a city initiated request for a Historic Landmark designation for the Migneault House located at 506 Barnes. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" with in the Historic survey.

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Chris Spencer
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
(please return portion of form below the dotted line)

Case number: H2005-009

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below 13

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

Only the property owner should decide when (or if) a property should receive a Historic Landmark designation. I have many reasons. Please delay this landmark!

Your Name: Wilma D. Jordan

Rockwall Property Address: 109 St. Mary's St.

- Please see Location Map of Subject Property on the back of this notice -

AGENDA
ROCKWALL CITY COUNCIL

September 19, 2005
6:00 p.m. Regular Meeting
City Hall, 385 S. Goliad, Rockwall, Texas 75087

Approval
1. Scott
2. McCallum
70 ✓

5. PUBLIC HEARING ITEMS

- d. **H2005-009** -- Hold a public hearing and consider approval of an **Ordinance** for a city initiated request for a Historic Landmark designation for the Migneault House located at 506 Barnes. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" with in the Historic survey and take any action necessary. [**1st Reading**]

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 9/19/2005

APPLICANT: City of Rockwall

AGENDA ITEM: H2005-009; 506 Barnes St

Hold a public hearing to consider a city initiated request for a Historic Landmark designation for the Migneault House located at 506 Barnes. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" within the Historic survey.

BACKGROUND INFORMATION:

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The house at 506 Barnes is listed as a "High Contributing" property within the City of Rockwall Historical Survey and is located within the "SF-7" Single Family District. The subject site contains a primary structure (house) and a detached accessory building. The primary structure was constructed in 1905 in the "Folk L-Plan" style of architecture and the date of construction for the accessory building is unknown. The house has both a front and back porch, one over one windows and a very significant metal tile roof.

The "Folk L-Plan" also known as the "Folk Gable-Front-&-Wing" was prevalent from the 1850's to about 1890 and was more common in rural areas.

Some of the identifying features of the L-Plan are a shed-roofed porch typically placed with the L made by the two wings, the roof ridge on the gable-front portion was higher than the adjacent wing, and more commonly the entire structure was built as a unit with a roof ridge of uniform height.

With the coming of the railroad system, abundant lumber and balloon framing led to an expansion of this type of unstyled folk house.

In staff's opinion the property at 506 Barnes is significant to the built environment/architecture and the urban fabric of the City of Rockwall.

Thirteen (13) notices were sent out to property owners within 200'. At the time of this report two (2) notices had been received in opposition. One of the notices that have

been returned in opposition is from the property owner requiring a majority (3/4) council vote for approval.

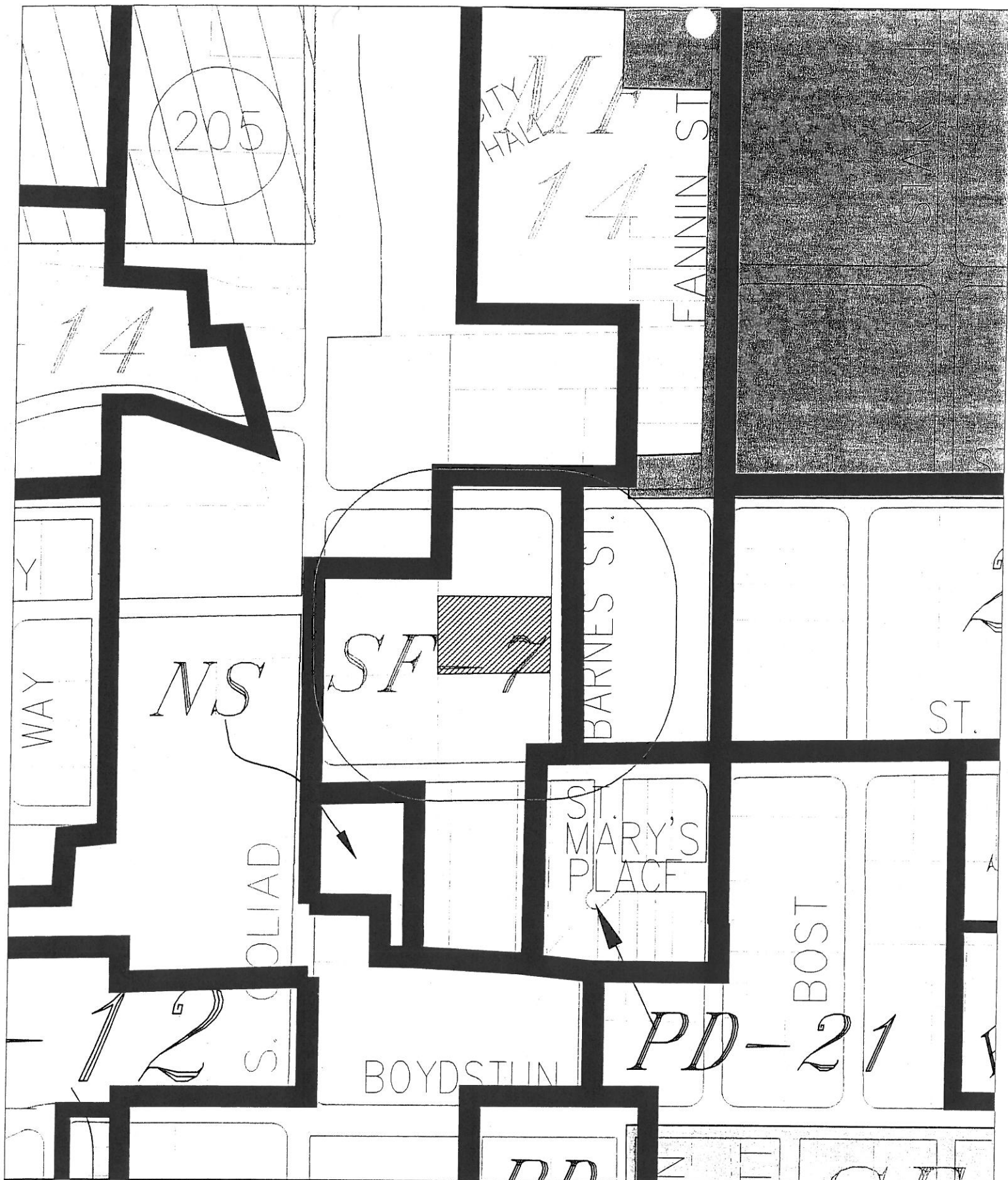
RECOMMENDATIONS:

Staff Recommends approval of the request with the following conditions:

The property be given a landmark designation title.

On August 18, 2005, the Historic Preservation Advisory Board recommended approval of the "Landmark" designation for 506 Barnes Street subject to staff conditions by a vote of 6-1 (Russo descending).

At the September 13, 2005, meeting the Planning and Zoning Commission recommended approval of Landmark designation by a vote of 5-1 (Burgamy descending).



H2005-009
506 Barnest
Landmark



1" = 200'



TEXAS HISTORICAL COMMISSION
TEXAS HISTORIC SITES INVENTORY FORM
RESIDENTIAL PROPERTY FORM

County Rockwall SITE # _____ USGS Quad # _____
City/Rural Rockwall Date: Factual _____ Est. 1905 Additions: _____
Historic Name _____ Architect/Builder _____
Address 506 BARNES Contractor _____
Owner J A UNDERWOOD Historic Use RES.
Legal Desc. BF BOYDSTON, BL. 79 .5 AC. Present Use RES.
Property Type RES. Subtype _____ Stylistic Influence Folk L-plan
Integrity of: ☐ location ☐ design ☐ setting ☐ materials ☐ workmanship ☐ association ☐ feeling
HISTORY OF PROPERTY _____

AREAS OF SIGNIFICANCE (Include justification) _____

BIBLIOGRAPHY (include oral histories) _____

Surveyor J. W. S. Date Surveyed 4-5-2000
Photo Data: Roll/Frame 5/28 Through Roll / Frame _____ Slides _____
Designations: _____ NR _____ RTHL _____ HABS _____ Local _____ Other _____

DESCRIPTION OF BUILDING:

LOCATION:

☒ original location
☐ moved (specify date) _____
☒ building faces (N/S/E/W)

STORIES:

2 specify #: (1, 1.5, 2...etc.)

CONSTRUCTION:

☒ frame
☐ solid brick (color?) _____
☐ solid stone (color?) _____
☐ specify other _____

PLAN:

☒ L-plan
☒ modified L-plan
☐ Center passage plan
☐ (specify # of rooms deep) _____
☐ 2-room plan
☐ T-plan
☐ bungalow plan
☐ shotgun plan
☐ asymmetrical plan
☐ specify other _____

FOUNDATION MATERIALS:

☒ pier-and-beam
☐ stone
☐ brick
☐ specify other _____

EXTERIOR WALL SURFACE:

☒ weatherboard siding
☐ drop siding
☐ stucco
☐ stone
☐ board-and-batten siding

☐ fieldstone veneer
☐ brick (color?) _____
☐ wood shingle
☐ synthetic siding
☐ specify other _____

PORCHES:

2 specify # of bays
☒ specify N/E/S/W elev.
☒ shed roof
☐ hipped roof
☐ gable roof
☐ inset
☒ turned-wood posts
☐ square posts
☐ chamfered wood posts
☐ brick piers
☐ box columns
☐ classical columns (specify) _____

☐ taper box supports
☐ full-height
☐ on piers

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☒ squared wood balusters
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☐ jig-sawn brackets
☐ jig-sawn porch frieze
☐ turned work frieze
☐ specify other _____

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☒ wood sash
☒ aluminum sash
☒ double-hung

☐ casement
☐ fixed
☐ decorative screenwork
(specify light configuration) 1X1
☐ specify other _____

DOORS / ENTRIES:

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☐ double-door primary entrance
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☐ with transom
☐ with sidelights
☐ specify other _____

GABLE END TREATMENT:

☒ same as wall surface
☐ stucco
☐ wood shingle
☐ wood siding
☐ decorative bargeboards
☐ windows
☒ vents
☐ specify other _____

ROOF TYPE:

☒ gable
☒ hipped - pyramidal
☐ flat/with parapet
☐ gambrel
☐ dormers: (specify #) _____
☐ gable
☐ hipped
☐ shed
☐ specify other _____

ROOF MATERIALS:

☐ wood shingles
☐ composition shingles
☐ tile
☒ metal (specify) tin
☐ box eaves
☐ exposed rafter ends
☐ jig-sawn brackets
☐ stick brackets
☐ specify other _____

CHIMNEYS:

☐ specify # _____
☐ interior (placement?) _____
☐ exterior (placement?) _____

☐ brick ☐ stone
☐ with corbelled caps
☐ stuccoed
☐ specify other _____

OTHER: _____

OUT BUILDINGS:

☐ (specify # & type) _____
☐ garage ☐ barn
☐ shed
☐ specify other _____

LANDSCAPE:

☐ sidewalks
☐ terracing ☐ drives
☐ cistern ☐ gardens

Property Detail Sheet (R14359)

 History
  Datasheet
  View Sketch
  View Images
  Bills
  Stmt Of Acct

Owner Information

Owner ID: 67041
 Owner Name: MIGNEAULT WILLIAM H & MELINDA
 Owner Address: 188 RIDGEMONT DR
 FORNEY, TX 75126-5332
 Property Address: 506 BARNES

Parcel Information

Legal Description: B F BOYDSTON, BLOCK 79, ACRES .500
 Acreage: .500
 Cross Reference: 3140-0079-0000-00-0R
 Map ID: 2-3
 Undivided Interest:
 Exemption Codes:
 Entity Codes: GRW (ROCKWALL COUNTY)
 SRW (ROCKWALL ISD)
 CRW (CITY OF ROCKWALL)
 Deed Type: WD
 Deed Book: 2933
 Deed Page: 260

Value Breakdown

Values displayed are preliminary and subject to change

Land HS:	\$32,000 +
Land NHS:	\$0 +
Improvement HS:	\$59,390 +
Improvement NHS:	\$0 +
Ag Market:	\$0
Ag Use:	\$0 +
Timber Market:	\$0
Timber Use:	\$0 +
Assessed:	\$91,390 =

Improvements

ID	Type	SPTB	Segs	Value
Imp 1	R (RESIDENTIAL)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	2	\$59,090
Imp 2	R (RESIDENTIAL)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	1	\$300

Land

ID	Type	SPTB	Acres	Market
Land 1	CV (CV)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	.500	\$32,000



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CITY OF ROCKWALL

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (ORD. NO. 04-38) OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED BY AMENDING ARTICLE V, SECTION 6.2 HISTORIC OVERLAY DISTRICT TO PROVIDE FOR GENERAL PROVISIONS AND REQUIREMENTS FOR THE DESIGNATION OF A LANDMARK DISTRICT KNOWN AS THE HISTORIC "UNDERWOOD HOUSE", BEING 506 BARNES, BLOCK 79, BF BOYDSTON ADDITION; AND MORE SPECIFICALLY DESCRIBED HEREIN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a city initiated request for the property known as Block 79, BF Boydston Addition (506 Barnes) further described in the attached Exhibit "A" for designation of the said tract as a Landmark District know as the Historic "Underwood House" as defined in City of Rockwall Unified Development Code (Ord. No. 04-38); Article V, Section 6.2 Historic Overlay District;

WHEREAS, the City of Rockwall Historic Preservation Advisory Board, Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Unified Development Code (Ord. No. 04-38), as heretofore amended, be amended by the designation of a Landmark Property known as the Historic "Underwood House" Landmark District, being Block 79, BF Boydston Addition (506 Barnes) further described in the attached Exhibit "A" as set forth in Article V, Section 6.2 Historic Overlay District of the Unified Development Code (Ord. No. 04-38). The Design Guidelines of the Old Town Rockwall Historic District; Exhibit "B" of City of Rockwall Ordinance No. 02-26, which served to establish the inaugural Historic District, shall apply in their entirety to the development and restoration of the aforementioned subject property further described in Exhibit "A".

Section 2. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 5. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this _____ day of _____, 2005.

Bill Cecil, Mayor

ATTEST:

Dorothy Brooks, City Secretary

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: _____

2nd Reading: _____

Exhibit "A"

All that certain lot, tract or parcel of land situated in the B. F. Boydstun Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas; and being more particularly described as follows:

BEGINNING at a ½" iron rod found for corner in the West right-of-way line of Barnes Street, at the Southeast corner of that tract of land as described in a Warranty Deed from Howard Barnes, et.al. to C.A. Seabolt and wife, Dorothy Seabolt, dated April 19, 1967, and being recorded in Volume 79, Page 87 of the Deed Records of Rockwall County, Texas, and being South 120.00 feet from the intersection of the South line of Storrs Street and the West line of said Barnes Street;

THENCE SOUTH (Controlling bearing line) along the West right-of-way line of Barnes Street a distance of 122.28 feet to a ½" iron rod found for corner;

THENCE N. 89 deg. 26 min. 11 sec. W. a distance of 165.17 feet to a ½" iron rod found for corner;

THENCE N. 00 deg. 51 min. 19 sec. W. a distance of 121.87 feet to a ½" iron rod found for corner at the Southwest corner of said Seabolt tract;

THENCE S. 89 deg. 35 min. 11 sec. E. along the South line of said Seabolt tract, a distance of 167.00 feet to the POINT OF BEGINNING and containing 0.47 acres of land.



Exhibit "B"

APPENDIX D. HISTORIC PRESERVATION GUIDELINES

Introduction

These Guidelines have been compiled for the residents and property owners of City of Rockwall designated historic properties located within the Old Town Rockwall Historic District. The preservation, rehabilitation and adaptive reuse of old buildings contribute to the community aesthetically and economically. Rehabilitation is often less expensive than demolition or new construction. This guide was created to aid property owners in rehabilitating and maintaining their property in order to assist the City of Rockwall and the Old Town Rockwall residents in their effort of **"Preserving the Past for the Future."**

City of Rockwall Historic Preservation Advisory Board

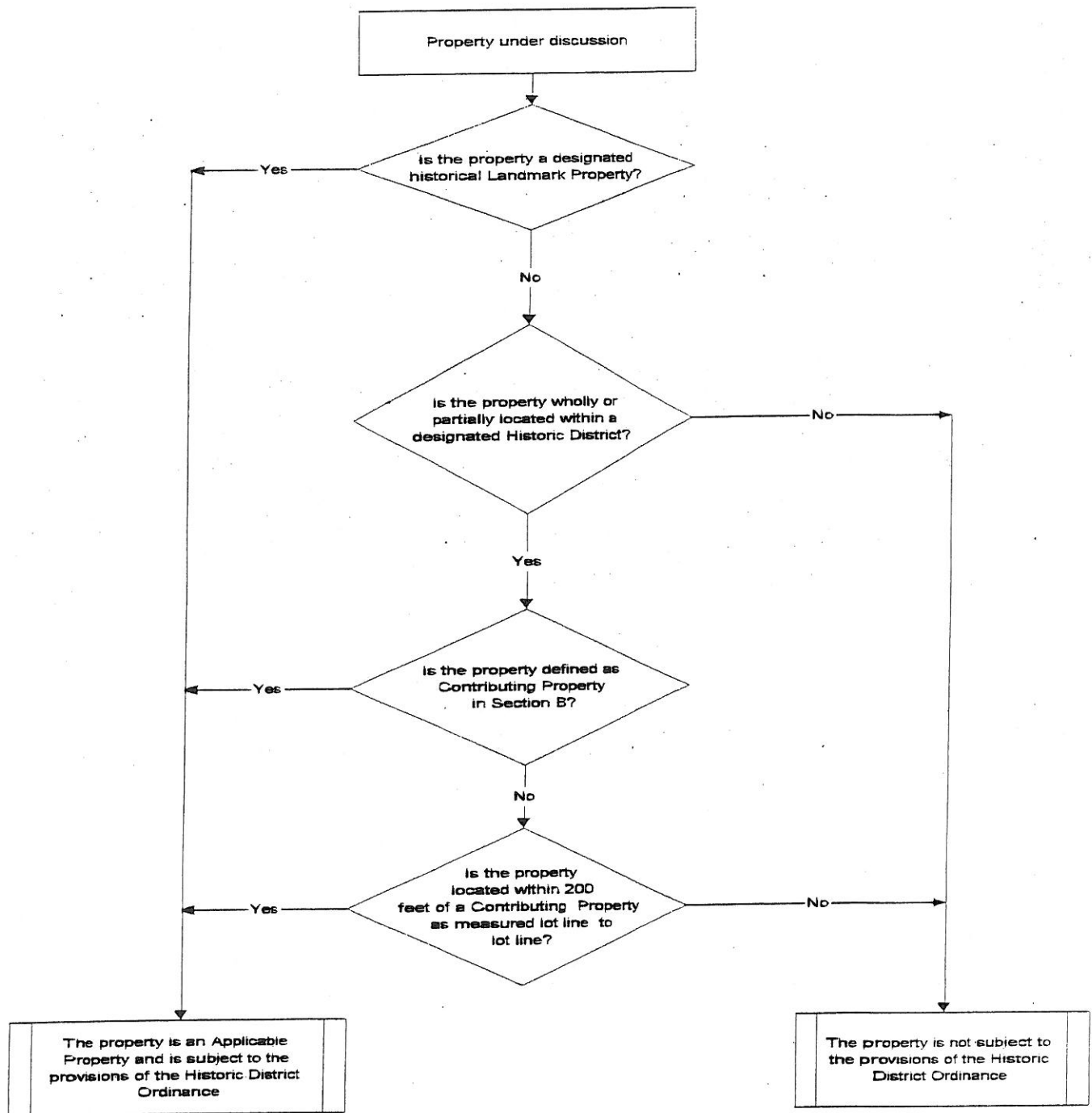
The City of Rockwall Historic Preservation Advisory Board was created June 17, 1991 (Ordinance 91-25, Section 2.20.C.2. and Ordinance No. 92-25) to serve as an advisory body to the City Council. The seven members of the Board are appointed for a term of two years by the City Council. Functions of the Advisory Board include maintaining the Historic District Register and reviewing applications for construction, alteration, removal, or demolition affecting proposed or designated historic district properties, and approving or denying Certificates of Appropriateness.

Purpose

The City Council of the City of Rockwall, Texas declared that as a matter of public policy the protection, enhancement and perpetuation of districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational and general welfare of the public. It is recognized that numerous areas, sites and structures within the City of Rockwall represent the distinguishing characteristics of a period style or method of construction that shaped the identity of generations of citizens, collectively and individually, and produced significant historic, architectural and cultural resources that constitute their heritage. Therefore this policy is intended to:

1. Protect, identify and enhance distinctive historical and architectural characteristics and landmarks, which represent distinctive cultural, social, economic, political, and architectural history of Rockwall;
2. Foster civic pride in the accomplishments of the past;
3. Protect and enhance Rockwall's attractiveness to visitors and the support and stimulus to the economy thereby provided;
4. Insure the harmonious, orderly and efficient growth and development of the City;
5. Promote economic prosperity and welfare of the community by encouraging the most appropriate use of such property within the City;
6. Stabilize and improve values of such properties; and,
7. Promote education of significance and importance of historical preservation including the exploration of tax incentives (federal, state or local) that may apply to individual property owners or properties within the historic district as a whole; and,
8. Provide guidance to property owners restoring and/or rehabilitating historic significant properties with discretion and flexibility in an effort to maintain the historical integrity of the area with a corresponding understanding of the economic realities of these types of restorative efforts.

"Applicable Property/Structure" Flowchart



Definitions

'Alteration' means any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, exterior remodeling, painting, or removal of any structure.

'Applicable Property'/'Applicable Structure' are the terms used for properties that meet the following criteria, and are subject to the provisions of the historic district ordinance and these Guidelines:

- a. **Either be a designated historical landmark or be wholly or partially located within a designated historic district,**

AND

- b. **Either be a contributing property as defined in Section B or be located within 200 feet of a contributing property.**

'Buffer yard' means the ten (10) foot landscape buffer that is generally required along the street frontage adjacent to a commercially-developed property as per the City of Rockwall Landscape Ordinance 88-28.

'Certificate of Appropriateness' means a signed and dated document evidencing the approval for work proposed by an owner or applicant.

'Contributing Structure' means a building, site, structure or object which adds to the historical architectural qualities, historical associations or archaeological value for which a property or district is significant because it was present during the period of significance. It also possesses historical integrity reflecting its character at that time or is capable of yielding important information about the period, or it independently meets the National Register criteria. The level by which a property is "contributing" (high-, medium- and low-contributing property) was originally determined by a historic survey of the properties within the (HO) Historic Overlay District implemented by the City of Rockwall Community Development Department through the spring and summer of 2000.

'Demolition' means an act or process (notwithstanding acts of God, criminal activity, etc.) which destroys a site or structure in its entirety, or which destroys a part of a site or structure and permanently impairs its structural, historic or architectural integrity.

'Design Guidelines' are the Guidelines in this document which are adopted by the Historic Preservation Advisory Board and City Council for property designated as a heritage resource or heritage resource district to protect, perpetuate and enhance the historical, cultural, architectural or archeological character of an object, site or structure.

'District' means a designated area within the Preservation District or elsewhere in the City subject to the requirements and standards of the Historic District Ordinance. An identifying name will precede the word "district."

'Fenestration' means the arrangement, proportioning, and design of windows and doors in a structure.

'Hearing' see Public Hearing.

'Board' or 'Historic Preservation Advisory Board' means the Historic Preservation Advisory Board of the City of Rockwall, Texas, established in accordance with the Comprehensive Zoning Ordinance No. 91-25 and 92-25 of the City of Rockwall.

'Historic Preservation Officer (HPO)' means a staff person for the City of Rockwall whose duties encompass all historic preservation activities for the City as established in accordance with Section 2.20 of the Comprehensive Zoning Ordinance No. 91-25 and 92-25 of the Code of the City of Rockwall.

'Historic Preservation' means the identification, evaluation, recordation, documentation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance and reconstruction of historic structures or property, or any combination of the foregoing activities.

'Historic Property' means full range of properties identified in Historic surveys and/or special studies which are significant in history, pre-history, architecture, engineering, archeology and culture, including properties significant to the whole nation or those significant at the state, regional or local level.

'Landmark' means a structure or property which is of value in preserving the historical, cultural, architectural or archeological heritage, or an outstanding example of design or a site closely related to an important personage, act or event in history.

'Minor In-Kind Repairs' means small-scale repairs to correct minor problems or damage to the exterior. Minor in-kind repairs do not include a change in design, material or outward appearance, only in-kind replacement or repair. Examples of minor in-kind repair include, but are not limited to: touch up painting, replacement of a windowpane, caulking, securing loose boards, etc.

'Non-Contributing Structure' means a building, site, structure, or object which does not add to the historical architectural qualities, historical associations, or archaeological value for which a property or district is significant because it was not present during the period of significance. Due to alterations, disturbances, additions, or other changes it no longer possesses historic integrity reflecting its character at that time, is incapable of yielding important information about the period, or it does not independently meet the National Register criteria.

'Porte cochere' means a roofed extension of a building over a driveway that shelters passengers getting into and out of vehicles.

'Preservation District' means the area designated as having structures which may be suitable for inclusion in a historic district or districts.

'Public Hearing' means an opportunity for public comment in accordance with the City of Rockwall's Comprehensive Zoning Ordinance if to be held by the Historic Preservation Advisory Board or Planning and Zoning Commission, or applicable laws and procedures if to be held by the City Council.

'Reasonable rate of return' means a reasonable profit or capital appreciation which may accrue from the use or ownership of a structure or property as the result of an investment or labor.

'Rehabilitation' means the act or process of returning a structure or property to a state of utility through repair, remodeling or alteration that makes possible an efficient contemporary use while preserving those portions or features of the structure or property which are significant to its historical, cultural, architectural or archeological values.

'Resource' means a source or collection of objects, sites, structures, or property, which exemplifies the cultural, social, economic, political, archeological or architectural history of the nation, state or city.

'Restoration' means the act or process of accurately recovering the form and details of a structure or property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

'Routine Maintenance' means any work to correct deterioration or decay of or damage to a structure or property, or any part thereof, and to restore it as nearly as practicable, to its condition, using the same materials or those materials available which are as close as possible to the original. The materials and manner the work is performed must comply with applicable codes and ordinances. Routine maintenance does not include a change in design, material or outward appearance, but does include in-kind replacement or repair. Examples of routine maintenance include, but are not limited to: repainting, replacement of roofing materials or other minor architectural features, etc.

'Secretary of the Interior's Standards for Rehabilitation' means the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, reported at 36 Code of Federal Regulations 67.7, or as recodified.

'Stabilization' means the act or process of applying measures designed to re-establish a weather resistant enclosure and the structural stability of an unsafe or deteriorated structure or property while maintaining the essential form as it presently exists.

'Structure' means anything constructed or erected, the use of which requires permanent or temporary location in the ground, including, but without limiting the generality of the foregoing; buildings, fences, gazebos, advertising signs, billboards, backstops for sports courts or fields, radio or television antenna, including supporting towers, and swimming pools.

The Guidelines are to be used by the Board as well as property owners who are not familiar with development requirements in the City of Rockwall. The Guidelines are intended to make these users aware of other information that may have bearing on their project and serve as a reminder to request additional materials if needed. Some information in the Guidelines repeats material that is available elsewhere and restates information, requirements and standards that are found in ordinances and code.

I. IMPLEMENTATION

These Guidelines provide the general standards for acceptable physical characteristics of each building or structure and site, and any modifications thereto within the Old Town Rockwall Historic District). The goal is to achieve maximum adherence to the Guidelines with a minimum of delay or confusion to designated Historic District property owners.

The Guidelines are designed to provide as much flexibility as possible while continuing to promote the objectives set forth in the Ordinance.

- A. A Committee of the Old Town Rockwall Historic District residents is available to serve in an advisory role for individual projects in the District. The Old Town Rockwall Historic District Committee is established as a standing committee of the Rockwall Historic Preservation Advisory Board. The Old Town Rockwall Historic District Committee will also be available to assist Board at their request.
- B. The "contributing" historic structures and "non-contributing" properties within the designated Historic District are listed in Appendix "A."
- C. Historic properties fifty years (50) of age or older are deemed to have acquired historical significance in their own right and are eligible to be included in the Old Town Rockwall Historic District Registry. Nomination applications may be obtained from the Department of Community Development. Completed forms should be submitted to the Historic Preservation Advisory Board for historic district designation approval. Forms delivered to the Historic Preservation Officer will be forwarded to the Board chairman.

II. DEVELOPMENT STANDARDS

- A. The development standards in the City of Rockwall Building Codes shall apply to all "Applicable Properties" within the District as shown on the map in Appendix B.
- B. All City ordinances, building codes must be followed, including the Landscape Ordinance, the Lighting and Landscape Ordinances for commercial development. In addition, these guidelines will serve as reference material to insure the approval of a Certificate of Appropriateness. In the event of a conflict or absent a specific directive in these Guidelines, the provisions determined by the Historic Preservation Advisory Board to be historically beneficial shall control.

III. BUILDING STANDARDS

New additions to existing buildings or structures, including the construction of an additional free-standing building or structure on a lot, or new construction which utilizes existing party walls, should be accomplished as outlined in these Guidelines if the definition of an "Applicable Property" is met.

For new construction on any vacant lot, the scale, mass, volume, period and style shall be compatible with other historic buildings or structures in the Historic District.

A. Height

All new buildings and additions shall be constructed to a height and number of stories which are consistent and compatible with existing neighboring historic buildings or structures on the same block face.

B. Building Setback and Orientation

1. All 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.
2. Consideration will be given to the historic precedence for previous site configuration. Out buildings such as garages and storage buildings are historically set upon the lot line in this District, therefore this configuration is proper.
3. New structures should be built to maintain an elevation with a "pier-and-beam" appearance.
4. A new commercial structure should not be oriented toward a residential block face. Residential block for new construction is defined as a block face having at least fifty percent (50%) residential use at the time the new structure is proposed.

C. Building Facades and Materials

In cases where the original exterior façade materials are unavailable, complementary exterior materials may be used.

1. All exterior wood and masonry materials and their use should be compatible to the style and period of the building or structure.
2. The existing building facade materials on a building should be respected and not be changed or concealed by the introduction of a different material.
3. When the existing facade materials are not the original type, then materials may be replaced with, or returned to the original type.
4. Exterior building columns should be of a style and materials typical of the period and style of the building.
5. All new chimneys should be of a style, proportion and materials compatible with the period and style of the building. Any new construction or additions should not conceal or destroy existing chimneys.
6. Materials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures.
7. The 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 or structures.
8. Storm doors and storm windows are permitted so long as they do not

damage or conceal significant features and are visually compatible in size, style and color with the structure. Finishes should be consistent with the historical materials of the property.

9. Metal and corrugated or slatted plastic awnings are not permitted except where these awnings are a historical feature of the property. The shape, size and color of awnings shall be compatible with the structure and not conceal or damage any significant architectural details.

D. Roofs

1. Roof shape, form and design should be typical of or consistent with the style and period of the architecture of buildings within the Historic District.
2. The accepted roof overhang for a new structure should be typical of a structure of similar style and period. Replacement, addition or alteration to an existing roof should have the same overhang as the existing roof.
3. The eaves or soffit heights of a structure should be consistent with the heights of neighboring contributing structures or with those in the closest block face with buildings of a similar period and style and the same number of stories.
4. Roof materials/colors should be visually compatible and compliment the style and period of the structure. Where historically typical materials are no longer available, compatible alternatives will be allowed.
5. The degree and direction of roof slope and pitch should be consistent with the style and period of the historic structure.
6. Mechanical equipment placed on the roof should not be visible from the street.

E. Front Yards

1. The front yard is defined as a yard across the full width of a lot extending from the front line of the main building to the front street line of the lot.
2. Generally, the use of the front yard will be reserved for landscaping with the purpose of enhancing the structures on the lot with plant material.
3. Any paving in the front yard should be consistent with the historic character of the property or nearby contributing properties. As a general rule, the following standards will be followed:
 - a. A paved walkway from the front lot line to the front or, on a corner lot, from the side lot line to a side entry of the structure. In all cases, the walkway should not be wider than the entry steps and in no instance should the walkway be wider than ten (10) feet.
 - b. A paved walkway is allowed from the driveway to the front and/or side entry walkway, with a maximum width of three (3) feet.
 - c. In no instance will the front yard of any lot be paved or graveled except for an appropriate driveway or walkways.
 - d. No residential front yard area will be designated as a vehicle parking area unless previously paved as such.

F. Side Yards

1. The side yard is defined as a yard between the building and the side line

of the lot, extending from the front yard to the rear yard.

2. Unless previously used for a driveway, the side yard shall be used for landscaping with the purpose of enhancing the structures with plant material.
3. Parking of vehicles on the side yard will not be allowed, except on paved driveways as outlined in Section I.

G. Rear Yards

1. The rear yard is the area extending across the full width of the lot and measured between the rear lot line and rear line of the main building.
2. Garages, storage buildings and out buildings are allowed in the rear yard to the extent permitted by City of Rockwall Zoning Ordinances. These structures should reflect the character of the existing residence and be compatible in terms of scale, height, size, roof shape, materials and detailing.
3. Consideration should be given to the historic precedence for previous site configuration. Outbuildings such as garages and storage buildings are historically set upon the lot line in this Historic District. This configuration is proper for new additions, alterations, infill and new infill construction. The location of these buildings should be sensitive to the character, site and environment of any adjacent contributing structures, especially when the rear yard is on a corner lot visible from street public rights-of-way.

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. 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.

I. Driveways

1. The purpose of the driveway shall be to create a paved surface for the movement of vehicles to parking areas. The driveway is defined as the paved area within the property line extending from the back of the sidewalk or lot line to the garage, out building or porte cochere.
2. The driveway should not exceed a width of ten (10) feet.
3. The driveway may extend along the side of the residence or structure, through the porte cochere (if applicable) to the rear yard.
4. Front or side yard circular driveways will not be allowed, unless consistent with the historic character or features of the property or nearby contributing properties.
5. On a corner lot, the driveway may extend from the side street to the garage if the garage faces the side street. All other width and approach regulations will apply to driveways on corner lots.
6. Ribbon driveways are allowed if the paved ribbons are at least one (1) foot wide, and no greater than two (2) feet wide.
7. Any new driveway constructed through a front yard should be a minimum of ten (10) feet from an existing driveway on the adjacent lot, except in the instances of "shared" driveways.

8. Parking should be on "improved" surfaces only, thereby maintaining the integrity of the front, side and rear yards of the property.

J. Paving Materials

1. Driveway and sidewalks should be paved with concrete, brick, cut stone, pavers, natural rock or asphalt.
2. All new sidewalks and driveways should be constructed to be compatible in texture, color, style and size with the main structure on the lot.

K. Parking Areas for Commercial Development

1. Design Standards

Off-street parking should be provided behind the front façade of the main structure on the property. The number of spaces and design of the parking spaces shall conform to the Off-Street Parking Requirements as set forth in Article V of the City of Rockwall Comprehensive Zoning Ordinance.

2. Screening

- (a) All parking lots for more than five vehicles and having frontage on a public street should be screened from the street by an evergreen hedge not lower than three feet nor higher than four feet tall. If a hedge is not desired, then an earthen berm, masonry wall, or combination thereof may be substituted, provided the stated heights are observed.
- (b) A visibility triangle with a minimum base of four (4) feet shall be provided at entrances.

L. Lighting of Yards and Parking Areas

1. These Guidelines regulate the spillover of light and glare on operators of motor vehicles, pedestrians, and nearby property. The nuisance and hazard aspects of glare are regulated.
2. No flickering or flashing lights shall be permitted.
3. Light sources shall not be located in the buffer yard except on pedestrian walkways. No light shall spill across the property line of an adjacent residential property.
4. Outdoor security lights should be placed so that no light spills across the adjacent property line.

M. Paint and Color

1. Brick, stone or other naturally or historically unpainted materials should not be painted unless the material has been painted before.
2. Florescent and metallic colors are not recommended on the exterior of any structure. Paint does not require a building permit and therefore is not subject to Board review. Appropriate colors complimentary to the style and period of the structure and to neighboring historic structures are preferred; however, specific approval of paint colors is not required.
3. For new commercial construction and for additions requiring site plan approval, finishes and color may be a part of the review.

N. Signage, General

1. An unlighted sign with the address or name of the occupant of the

residence may be attached or detached and should not measure more than one square foot.

2. Signs should not obscure significant architectural features of a building or structure. The material, shape, color, design and lettering style of all signs should be compatible with the style and period of the structure and the Historic District as a whole.

O. Signage for Commercial Properties

1. No signs other than those identifying the property where they are installed or identifying the business conducted therein should be permitted. All lighting elements such as wires, junction boxes, transformers, ballasts, switches and panel boxes should be concealed from view.
2. In a building of more than two floors, no sign is permitted above the second floor.
3. Size should be in proportion to the architecture and scale of the building. Horizontal signs should not exceed ten percent (10%) of the total front elevation of the building.
4. Horizontal signs should be located in the area defined by the first floor cornice and the vertical supports. A horizontal sign should not cover tops of first floor windows. Horizontal signs should not project more than twelve (12) inches from the surface of the building.
 - a. Attached signs should be placed below the cornice line of the first floor no higher than the bottom of the second story windows, or not less than eleven (11) feet above grade level. An awning or canopy should be subjected to the same requirements as an attached sign. An awning or canopy and an attached sign combined should not exceed the total area permitted for a wall sign.
 - b. Projecting signs should not extend higher than the bottom of the second story windows or not less than eleven (11) feet above grade level. Projecting signs should not extend more than two feet beyond the building surface.
5. Lighted signs will receive approval from the City of Rockwall Historic Preservation Advisory Board on a case-by-case basis.
6. Roof top signs are not permitted. Banners signs are permitted for thirty (30) days and "special event" banners are allowed for two (2) weeks. The City of Rockwall Sign Ordinance requires permits for banners.
7. Flashing, flickering or moving signs are not permitted. → CHANGE MESSAGE
8. Temporary signs may be permitted for no longer than thirty (30) days.
9. Display window signs will not occupy more than twenty percent (20%) of the window area. This window area includes signs, which are placed within three (3) feet of the window and visible from the outside.
10. Signs on a residential structure converted to commercial should be a single free-standing and/or "swinging" sign with one or two support standards. The maximum size is sixteen (16) square feet and it should not impede pedestrian or motor vehicle traffic. Monument signs should not be permitted. Detached signs will be approved the City of Rockwall Historic Preservation Advisory Board on a case-by-case basis.

IV. MAINTENANCE AND REPAIRS:

Nothing in these Guidelines should be construed to prevent routine maintenance or repair of any exterior architectural feature of a property. Repairs should be made in accordance with these Guidelines.

The Historic Preservation Officer will answer inquiries as to what is "routine maintenance" where no Certificate of Appropriateness is required. Examples of routine maintenance include, but are not limited to, touch-up painting, spot replacement of shingles, or replacement of a pane of glass. If there is doubt that an activity is "routine maintenance," the Historic Preservation Officer should be consulted.

V. RELOCATION CRITERIA

- A. Structures relocated within the District should be rebuilt in compliance with these Guidelines and retain and maintain the original architectural details, materials, design and character.
- B. A structure may be relocated into the Historic District if it possesses architectural character similar to existing historic structures on the block face.
- C. A structure may be moved from one site to another in the Historic District if:
 - 1. The integrity of location and setting of the building in its original location has been lost or is seriously threatened; and
 - 2. The new location will be similar in setting and siting; and
 - 3. The structure will be compatible with the buildings adjacent to the new location; and
 - 4. The relocation of the building will not result in a negative visual impact on the site and any surrounding historic structures in the area from which it will be removed.

VI. DEMOLITION CRITERIA

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

Demolition of a structure would be allowed if:

- 1. The building has lost its architectural and historical integrity and importance, and its removal will not result in a negative, less appropriate visual effect on the Historic District; or
- 2. A structure does not contribute to the historical or architectural character and importance of the Historic District (such as a non-contributing structure), and its removal will result in a positive, appropriate visual effect on the Historic District; or
- 3. There is an imminent threat to the health, safety and welfare to the surrounding residents and/or property because of an unsafe condition that constitutes an emergency (See Section VII, Demolition-by-Neglect).

VII. DEMOLITION-BY-NEGLECT

Although the Property Maintenance Code should prevent this situation from occurring in the future, there may be some properties to which this section could apply.

A. Definition

Demolition-by-neglect is the absence of maintenance of any structure that results in the deterioration and threatens the preservation of the structure.

B. Purpose

The demolition-by-neglect procedure serves as a mechanism that allows the City Staff and the Historic Preservation Advisory Board to work with property owners to encourage maintenance and stabilization of the structure and identify possible resources available before any enforcement is taken.

C. Request for Investigation

Any interested party may request that the Historic Preservation Officer or appropriate City investigate whether a property is being "demolished-by-neglect."

D. Certification and Notice

Following the investigation, a report will be made detailing the issues and a determination made whether to follow steps required to secure a "Certificate of Appropriateness" or to follow the procedure under the Property Maintenance Code.

VIII. HISTORIC TREES

In addition to the protection offered our trees through the City of Rockwall "Tree Preservation" Ordinance, individual trees located on an historic property which are considered historic landmarks in our community may be registered as "Historic Trees." The Registry Application in Exhibit 1 should be completed and submitted to the Historic Preservation Officer to forward to the Board Chairman.

A registered tree will not be removed under any circumstances unless the tree becomes unhealthy or damaged. The "Historic Trees" will be listed within an Appendix "C" to be attached to these Guidelines.

AGENDA
ROCKWALL CITY COUNCIL

October 3, 2005

6:00 p.m. Regular Meeting

City Hall, 385 S. Goliad, Rockwall, Texas 75087

L. McCallum
2/10/05
7-0 ✓

5. **CONSENT AGENDA**

- f. Consider approval of an **Ordinance** for a city initiated request for a Historic Landmark designation for the Migneault House located at 506 Barnes. The tract is zoned (SF-7) Single Family and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" with in the Historic survey and take any action necessary. [2nd Reading]

CITY OF ROCKWALL

ORDINANCE NO. 05-52

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (ORD. NO. 04-38) OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, BY AMENDING ARTICLE V, SECTION 6.2 HISTORIC OVERLAY DISTRICT TO PROVIDE FOR GENERAL PROVISIONS AND REQUIREMENTS FOR THE DESIGNATION OF A LANDMARK DISTRICT KNOWN AS THE HISTORIC "UNDERWOOD HOUSE", BEING 506 BARNES, BLOCK 79, BF BOYDSTON ADDITION; AND MORE SPECIFICALLY DESCRIBED HEREIN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a city initiated request for the property known as Block 79, BF Boydston Addition (506 Barnes) further described in the attached Exhibit "A" for designation of the said tract as a Landmark District know as the Historic "Underwood House" as defined in City of Rockwall Unified Development Code (Ord. No. 04-38); Article V, Section 6.2 Historic Overlay District;

WHEREAS, the City of Rockwall Historic Preservation Advisory Board, Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Unified Development Code (Ord. No. 04-38), as heretofore amended, be amended by the designation of a Landmark Property known as the Historic "Underwood House" Landmark District, being Block 79, BF Boydston Addition (506 Barnes) further described in the attached Exhibit "A" as set forth in Article V, Section 6.2 Historic Overlay District of the Unified Development Code (Ord. No. 04-38). The Design Guidelines of the Old Town Rockwall Historic District; Exhibit "B" of City of Rockwall Ordinance No. 02-26, which served to establish the inaugural Historic District, shall apply in their entirety to the development and restoration of the aforementioned subject property further described in Exhibit "A".

Section 2. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 5. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this _____ day of _____, 2005.

William R. Cecil, Mayor

ATTEST:

Dorothy Brooks, City Secretary

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: 9-19-05

2nd Reading: 10-3-05

Exhibit "A"

All that certain lot, tract or parcel of land situated in the B. F. Boydstun Survey, Abstract No. 14, City of Rockwall, Rockwall County, Texas; and being more particularly described as follows:

BEGINNING at a ½" iron rod found for corner in the West right-of-way line of Barnes Street, at the Southeast corner of that tract of land as described in a Warranty Deed from Howard Barnes, et.al. to C.A. Seabolt and wife, Dorothy Seabolt, dated April 19, 1967, and being recorded in Volume 79, Page 87 of the Deed Records of Rockwall County, Texas, and being South 120.00 feet from the intersection of the South line of Storrs Street and the West line of said Barnes Street;

THENCE SOUTH (Controlling bearing line) along the West right-of-way line of Barnes Street a distance of 122.28 feet to a ½" iron rod found for corner;

THENCE N. 89 deg. 26 min. 11 sec. W. a distance of 165.17 feet to a ½" iron rod found for corner;

THENCE N. 00 deg. 51 min. 19 sec. W. a distance of 121.87 feet to a ½" iron rod found for corner at the Southwest corner of said Seabolt tract;

THENCE S. 89 deg. 35 min. 11 sec. E. along the South line of said Seabolt tract, a distance of 167.00 feet to the POINT OF BEGINNING and containing 0.47 acres of land.



Exhibit "B"



CITY OF ROCKWALL

at Rockwall CityPlace

10/4/2005

MIGNEAULT, WILLIAM H & MELINDA
188 RIDGEMONT DR
FORNEY, TX 75126

RE: H2005-009, 506 Barnes St
Project Type: HISTORIC (Designation)

Dear Applicant:

This letter serves to notify you that the above referenced case that was submitted before the City of Rockwall was approved by City Council on 10/3/2005. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommends approval of the request with the following conditions:

The property be given a landmark designation title.

On August 18, 2005, the Historic Preservation Advisory Board recommended approval of the "Landmark" designation for 506 Barnes Street subject to staff conditions by a vote of 6-1 (Russo descending).

At the September 13, 2005, meeting the Planning and Zoning Commission recommended approval of Landmark designation by a vote of 5-1 (Burgamy descending).

At the September 19, 2005, meeting the City Council approved Landmark designation by a vote of 7-0. 1st Reading

At the October 3, 2005, meeting the City Council approved Landmark designation by a vote of 7-0. 2nd Reading

Sincerely yours,

Chris Spencer