



## **CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

---

***HISTORIC PRESERVATION ADVISORY BOARD APPLICATION***

CERTIFICATE OF APPROPRIATENESS (COA)  
BUILDING PERMIT FEE WAIVER  
SMALL MATCHING GRANT (SMG)

---

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**HISTORIC PRESERVATION ADVISORY BOARD**

**CONDITIONS OF APPROVAL**

**NOTES**



# HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

## STAFF USE ONLY

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

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

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

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

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

### APPLICATION:

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

### SPECIAL DISTRICTS [SELECT APPLICABLE]:

- ☐ OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- ☐ PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- ☐ SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- ☐ DOWNTOWN (DT) DISTRICT

### CONTRIBUTING STATUS [SELECT APPLICABLE]:

- ☐ LANDMARKED PROPERTY
- ☐ HIGH CONTRIBUTING PROPERTY
- ☐ MEDIUM CONTRIBUTING PROPERTY
- ☐ LOW CONTRIBUTING PROPERTY
- ☐ NON-CONTRIBUTING PROPERTY

### CURRENT LAND USE OF THE SUBJECT PROPERTY:

- ☐ RESIDENTIAL
- ☐ COMMERCIAL

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS \_\_\_\_\_

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

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

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

☐ CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

☐ OTHER, SPECIFY: \_\_\_\_\_

OWNER(S) NAME \_\_\_\_\_

APPLICANT(S) NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

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

CONSTRUCTION TYPE [CHECK ONE]: ☐ EXTERIOR ALTERATION ☐ NEW CONSTRUCTION ☐ ADDITION ☐ DEMOLITION  
☐ RELOCATIONS ☐ OTHER, SPECIFY: \_\_\_\_\_

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE):

\$ \_\_\_\_\_

**PROJECT DESCRIPTION.** IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

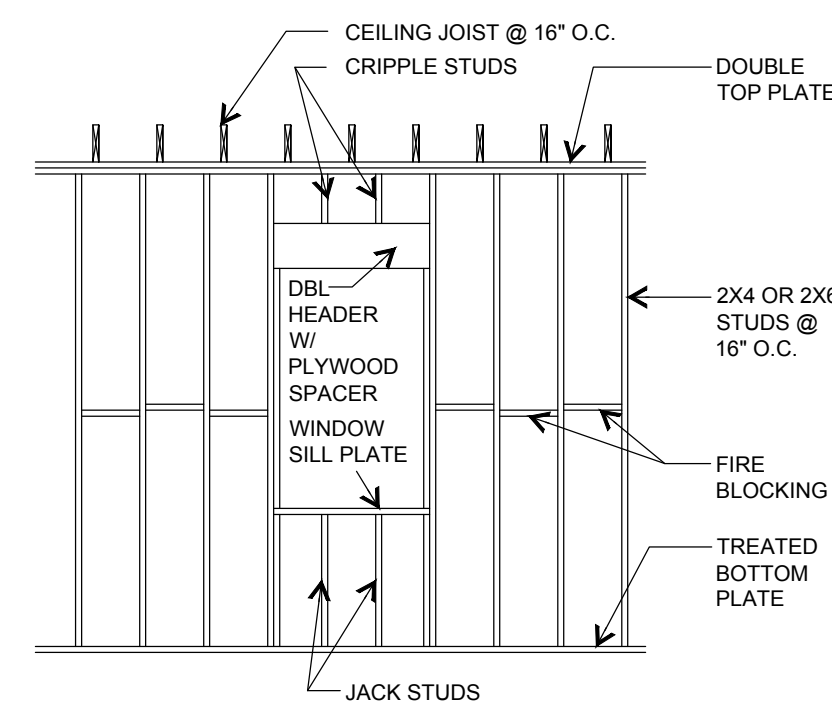
## OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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

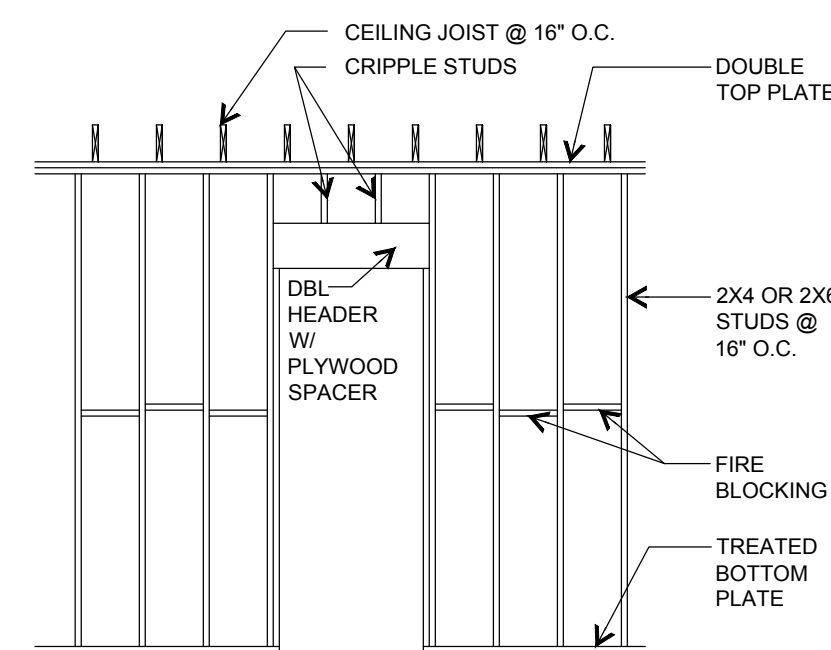
OWNER'S SIGNATURE \_\_\_\_\_

APPLICANT'S SIGNATURE \_\_\_\_\_

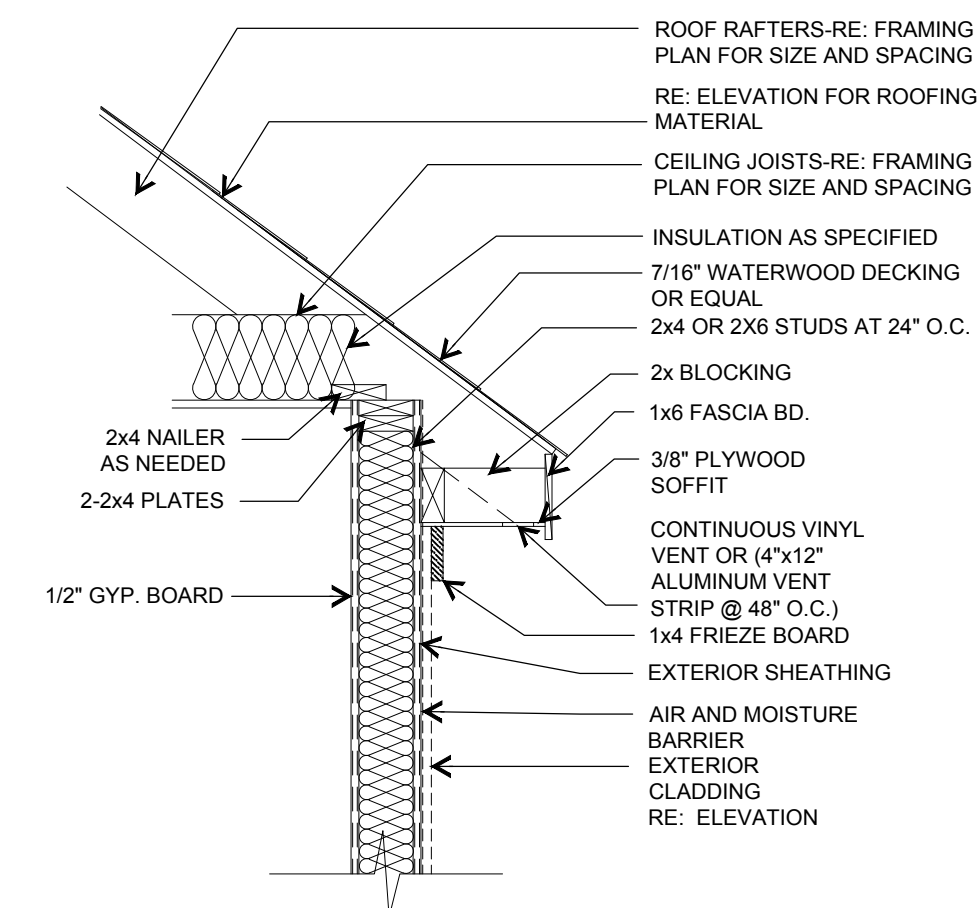
605 E. WASHINGTON ST.  
ROCKWALL 75087



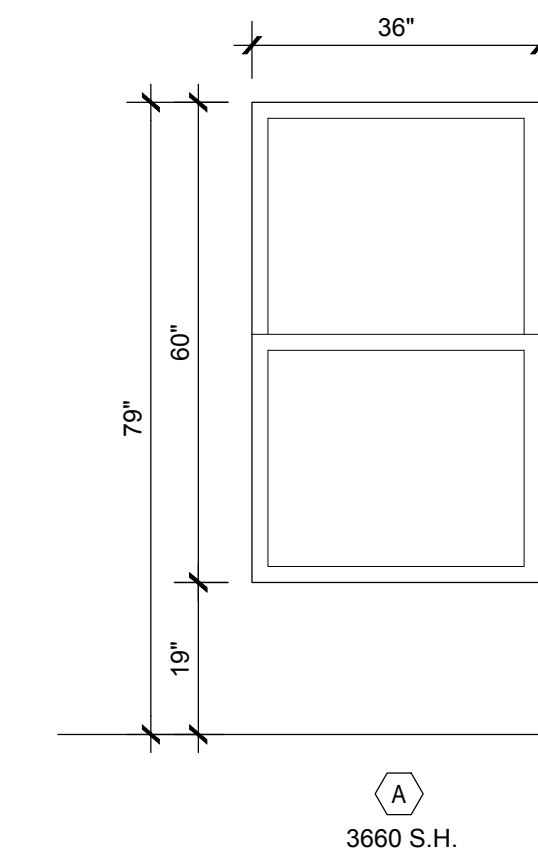
12 **TYP. WINDOW FRAMING**  
SCALE: 1/4" = 1'-0"



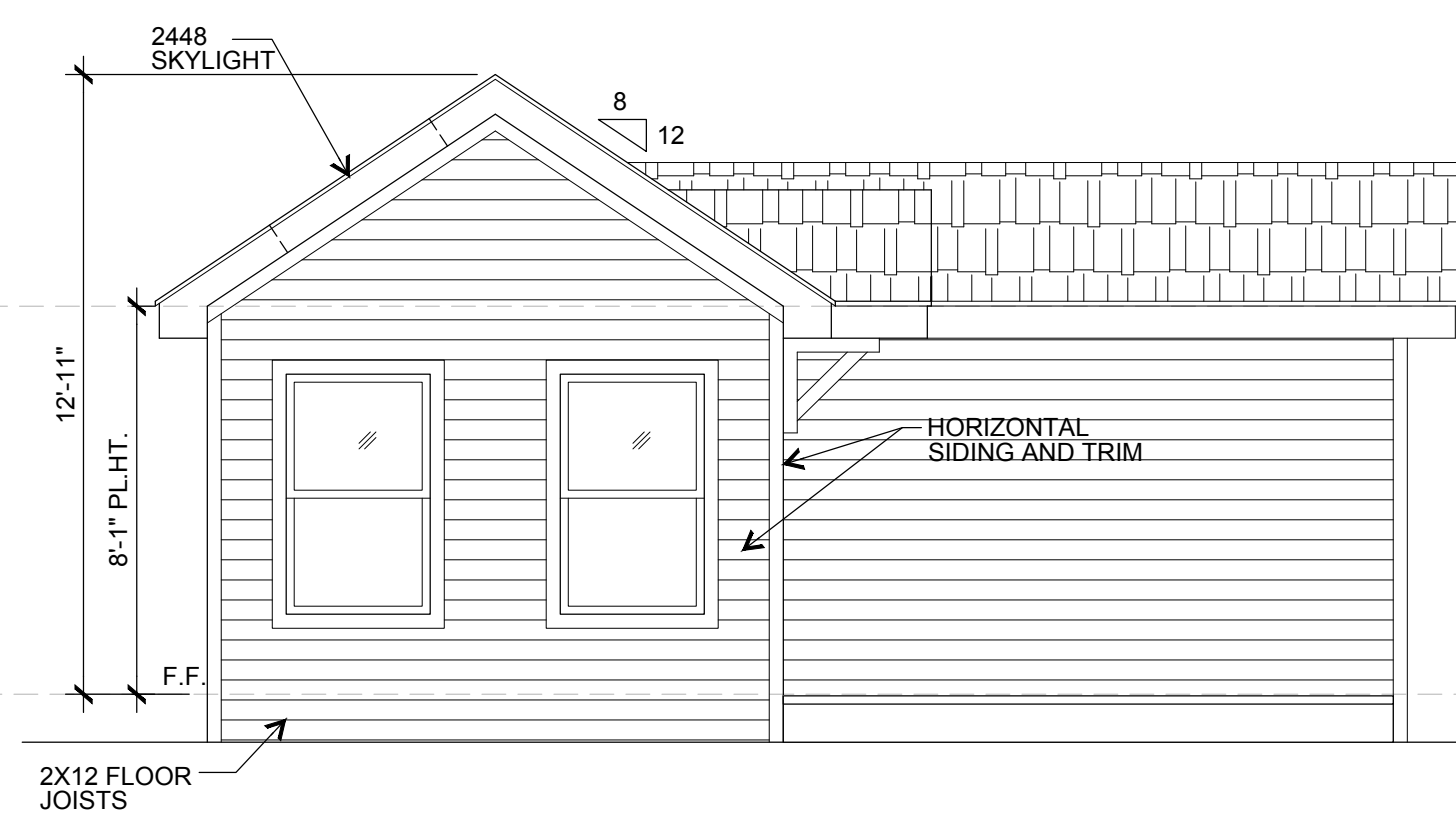
11 TYP. DOOR FRAMING  
SCALE: 1/4" = 1'-0"



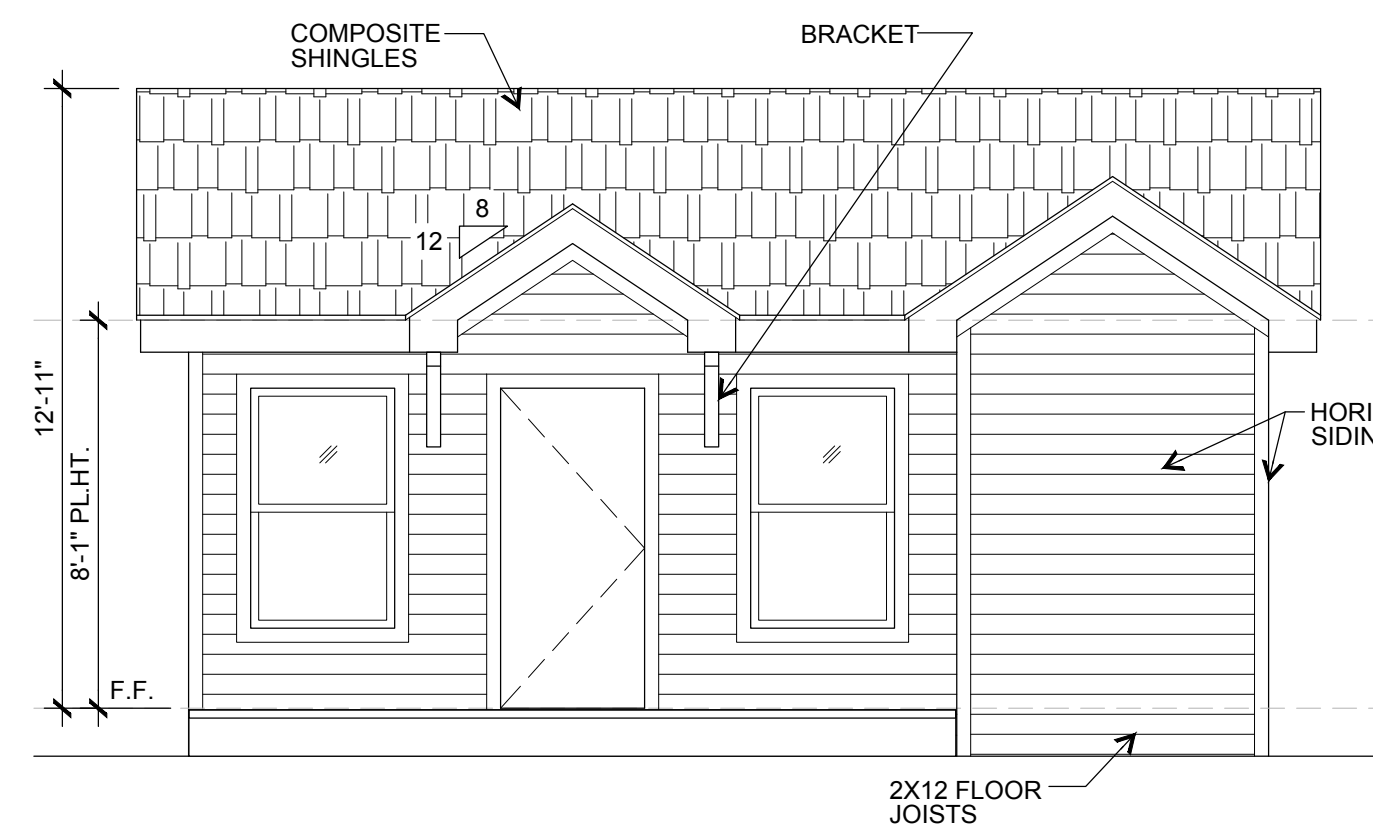
10 TYP. SOFFIT DETAIL  
SCALE: 1/4" = 1'-0"



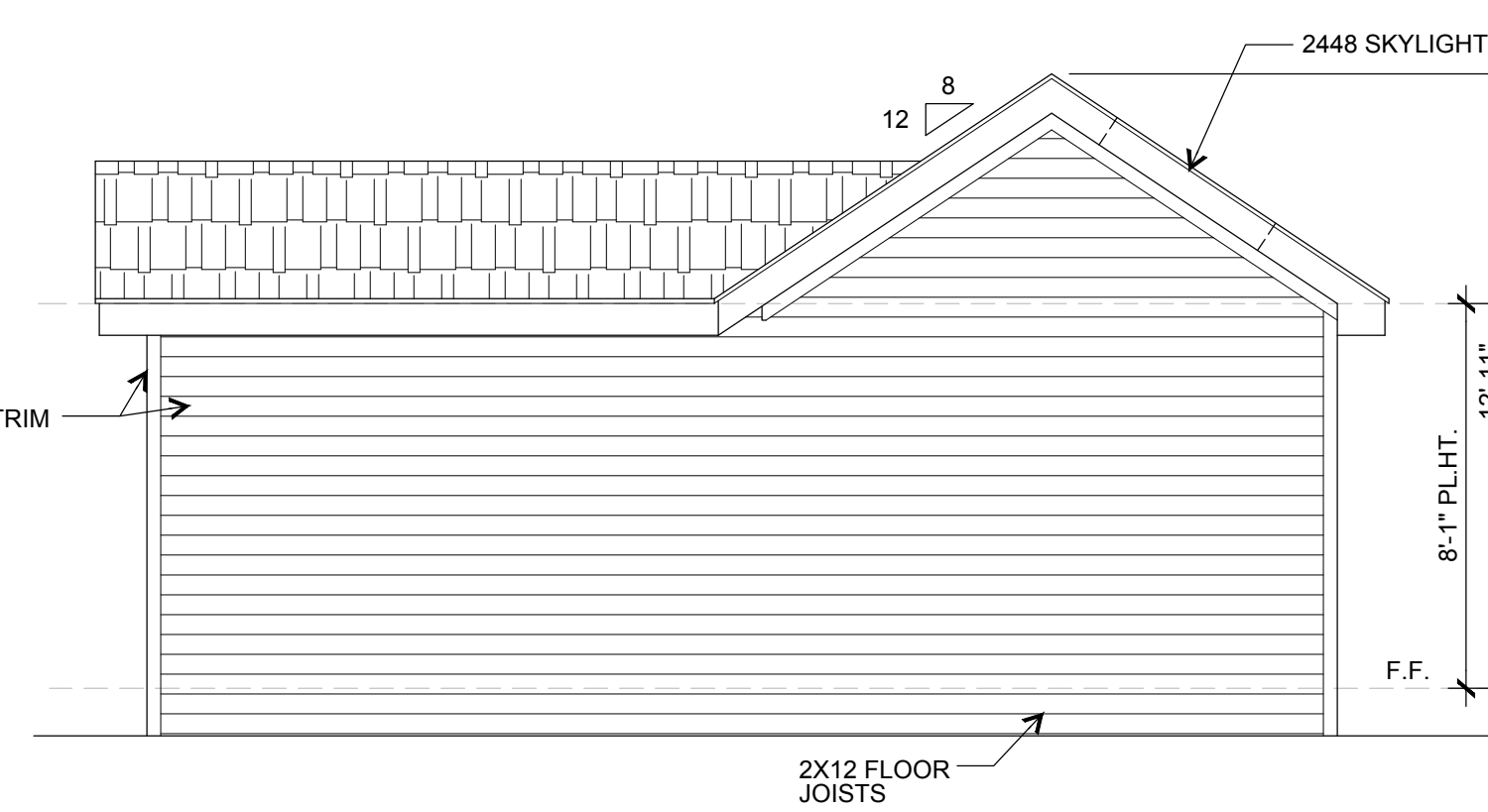
9 WINDOW TYPES  
NO SCALE



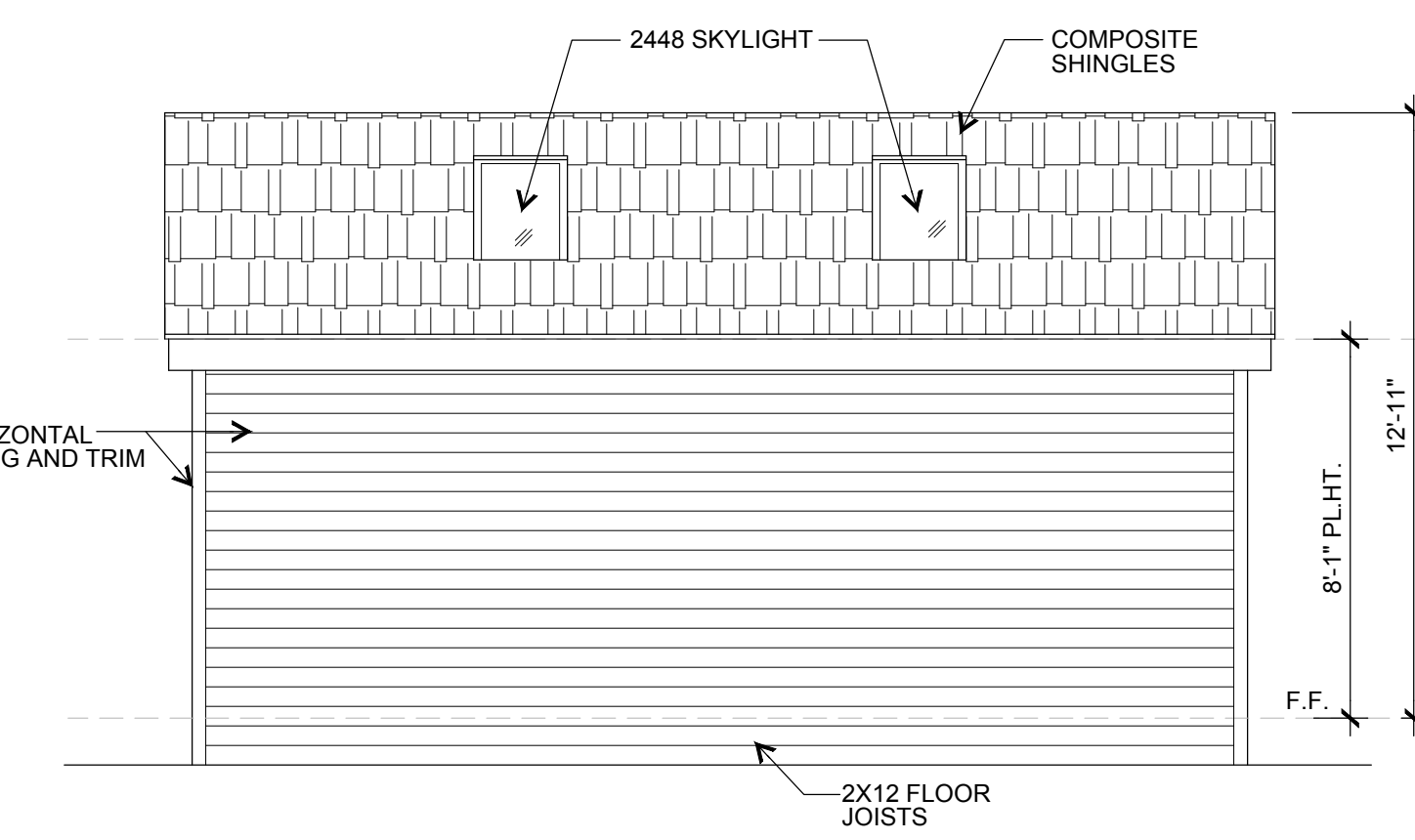
8 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"







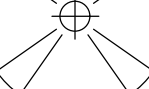

7 FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

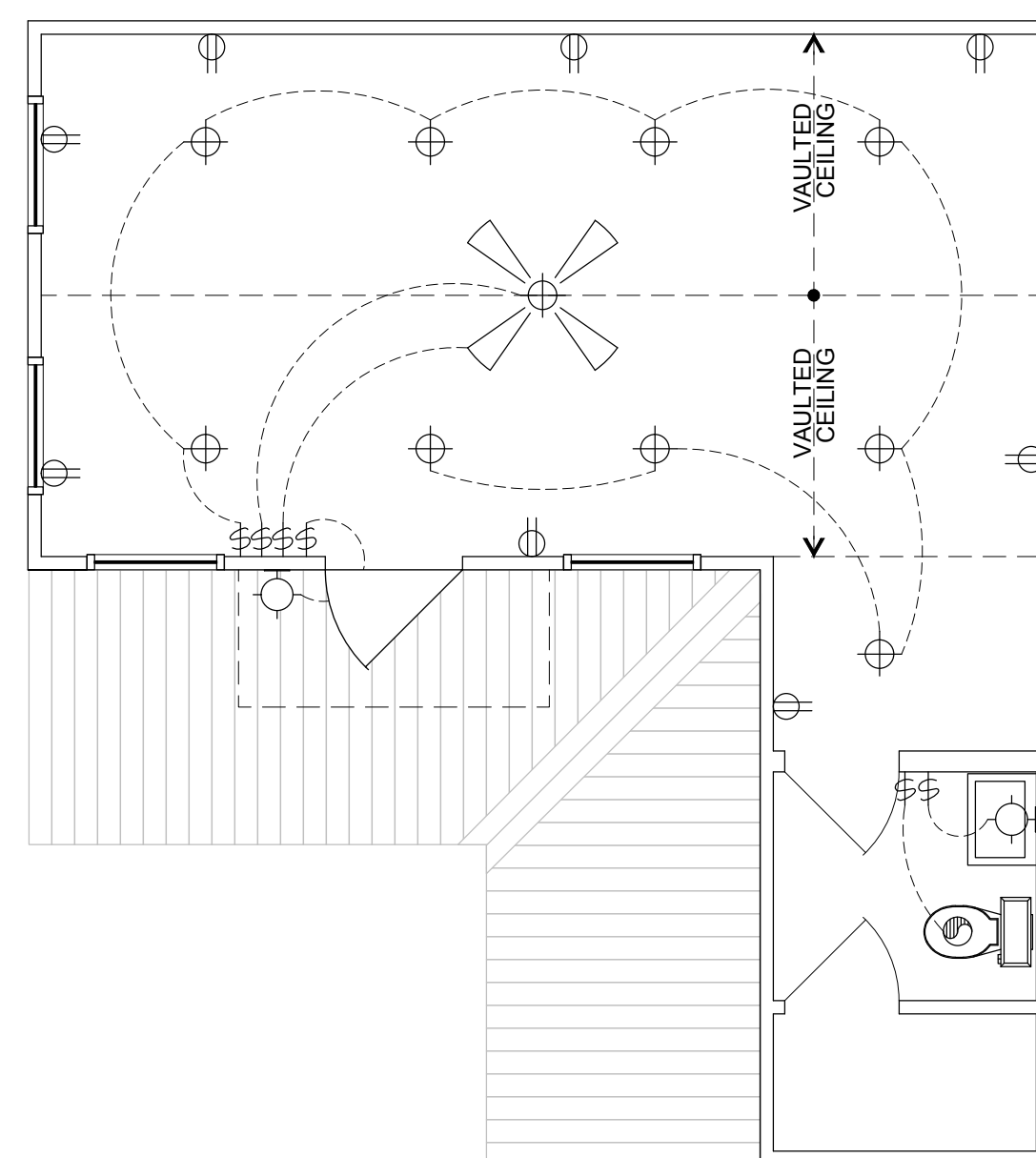


6 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

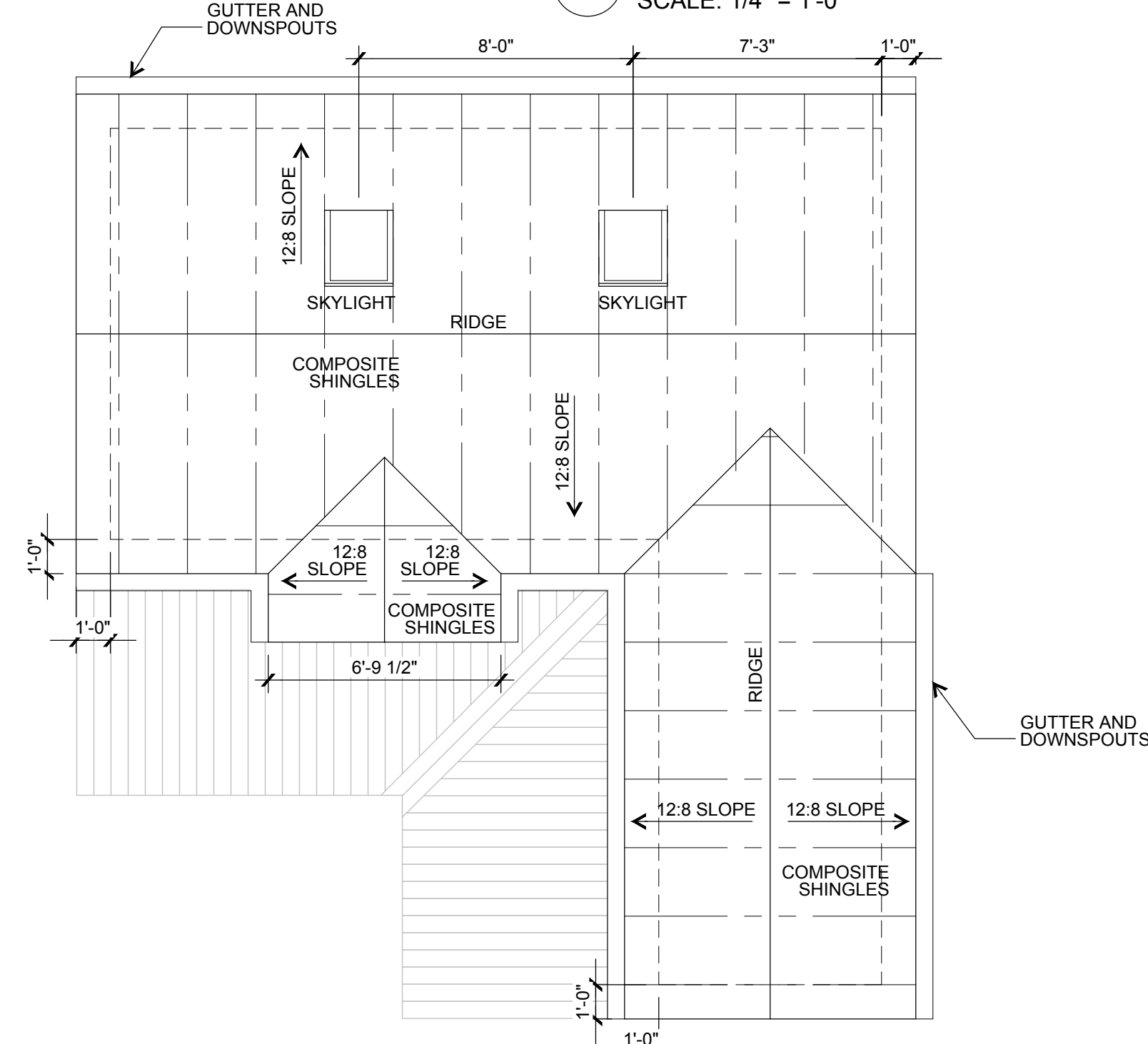


5 REAR ELEVATION  
SCALE: 1/4" = 1'-0"

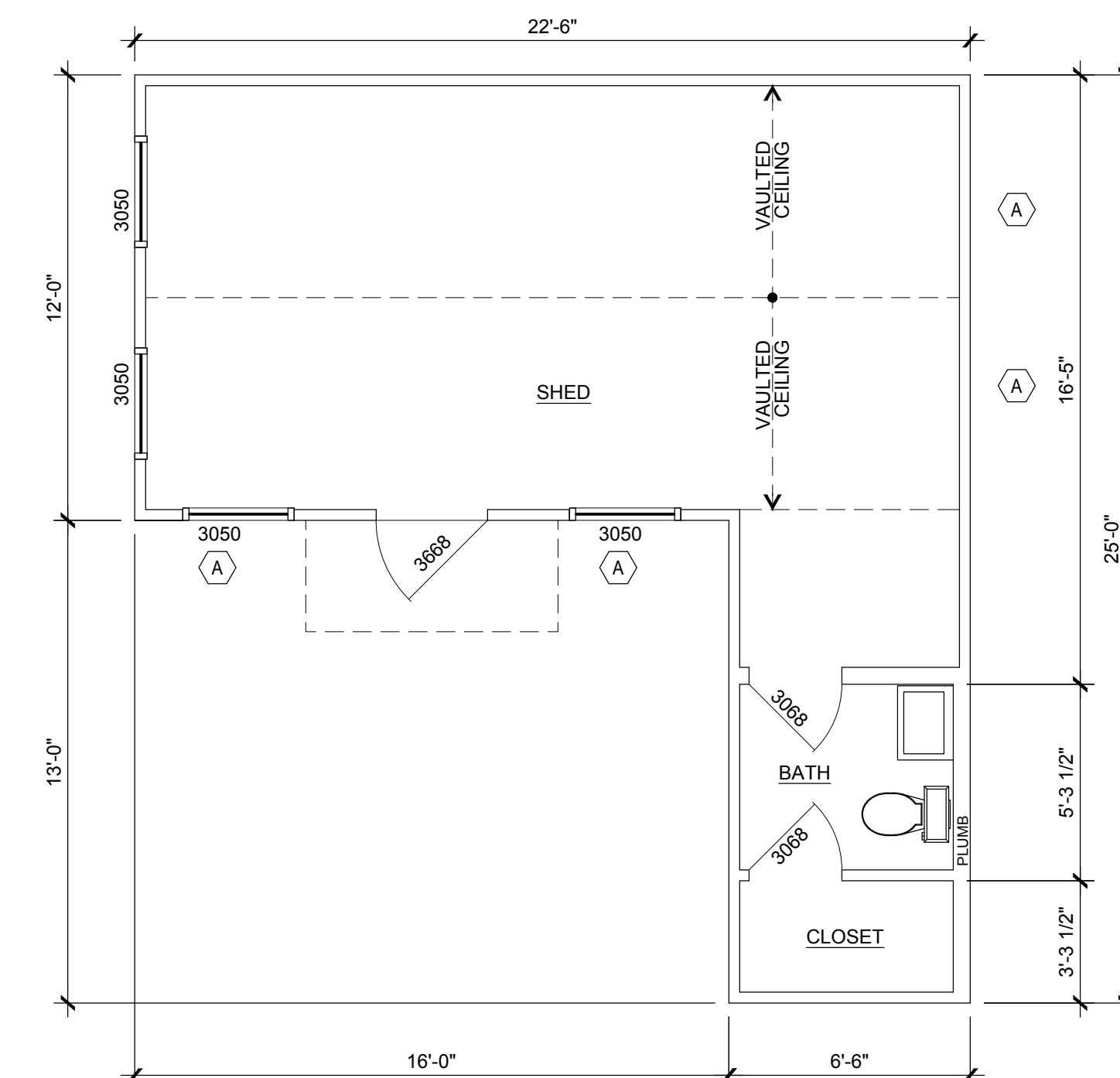
ELECTRICAL NOTES:	
1) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.	
2) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.	
3) ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.	
4) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.	
5) ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.	
6) PROVIDE 150 AMP ELECTRICAL SERVICE PANEL WITH METER EQUIP.	
7) PROVIDE DISCONNECT SWITCH FOR AIR HANDLER IN SPACE REQUIRED.	
ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
	SINGLE POLE SWITCH
	110V OUTLET
	RECESSED CAN FIXTURE
	SCONCE
	CEILING FAN WITH LIGHT KIT
	EXHAUST FAN
NOTE: ALL OUTLETS IN BATHROOMS TO BE G.F.I.	



3 POWER PLAN  
SCALE: 1/4" = 1'-0"



2 ROOF PLAN  
SCALE: 1/4" = 1'-0"



1	<b>FLOOR PLAN</b>	SQUARE FOOTAGE	AREAS
	SCALE: 1/4" = 1'-0"	355	FLOOR PLAN

[illegible][illegible]

ISSUED FOR:

☐ PRELIMINARY -  
NOT FOR CONSTRUCTION

☐ BIDDING / PERMIT

☐ REVISION / ADDENDUM

☒ FOR CONSTRUCTION



ARCH. PROJ. #:	SCALE:
090623	REF. DRAWING

SHEET NO.

**A1.0**

SHED NOTES, PLANS,  
ELEVATIONS



## CITY OF ROCKWALL

### HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

#### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Historic Preservation Advisory Board

**DATE:** March 21, 2024

**APPLICANT:** Keith Green

**CASE NUMBER:** H2024-002; *Certificate of Appropriateness (COA) for 605 E. Washington Street*

---

#### SUMMARY

Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Certificate of Appropriateness (COA) for a *Guest Quarters/Secondary Living Unit* on a *High Contributing Property* being a 0.22-acre tract of land identified as Block 43A of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 605 E. Washington Street, and take any action necessary.

#### BACKGROUND

According to the 2017 *Historic Resource Survey*, the subject property is classified as a *High-Contributing Property*. The 2,884 SF single-family home -- situated on the subject property at 605 E. Washington Street -- was constructed circa 1895 with *Folk Victorian* stylistic influences. The subject property is a part of the Old Town Rockwall (OTR) Historic District, and was annexed prior to 1900 based on the October 1900 Sanborn Maps. According to Rockwall Central Appraisal District (RCAD), there is a deck that was added in 2006 as well as two (2) storage buildings (150 SF & 40 SF) that were constructed on the subject property in 2012. Also, the 2017 *Historic Resource Survey* states that the porch has been altered and the doors replaced on the existing single-family home. There was a side addition that is also listed; however, the date is unknown as to when this alteration took place. The figures below -- from the Sanborn Maps -- show a slight change in footprint from 1911 to 1934. According to previous *Historic Resource Surveys*, this home was constructed by Professor Alan C. Ater, and has been home to such Rockwallians as E. C. Heaths, L. B. Walker, and Mary Smith.



SUBJECT PROPERTY: NOVEMBER 3, 2014

On October 19, 2023, the Historic Preservation Advisory Board (HPAB) granted a Certificate of Appropriateness (COA), Small Matching Grant, and Building Permit Fee Waiver [i.e. Case No. H2023-016, H2023-017, & H2023-018] for the construction of a *Guest Quarters/Secondary Living Unit*. On December 4, 2023, City Council approved Ordinance No. 23-65 [i.e. Case No. Z2023-050; S-321] to allow the construction of a *Guest Quarters/Secondary Living Unit* on the subject property; however, staff was notified by the Building Inspections Department that work had commenced prior to them issuing a Building Permit and what was built on the subject property did not match what was approved through the Specific Use Permit (SUP). Based on this, the applicant was told to stop working on the project and informed that he would be required to amend his Certificate of Appropriateness (COA) with the Historic Preservation Advisory Board (HPAB). The applicant would also be required to go through the Planning and Zoning Commission and City Council to amend the previously approved Specific Use Permit (SUP) to update the building elevations for the *Guest Quarters/Secondary Living Unit*. Staff should add that the applicant is no longer eligible to receive the Small Matching Grant and Building Permit Fee Waiver that was approved last year since work commenced on the subject property prior to the building permit being issued. Staff should also point out that the applicant has chosen to complete the *Guest Quarters/Secondary Living Unit* at his own risk, and completed the structure prior to submitting this case. .



## **PURPOSE**

On February 23, 2024, the applicant -- *Keith Green* -- submitted an application for the approval of a Certificate of Appropriateness (COA) for a 355 SF *Guest Quarters/Secondary Living Unit* with a deck on the subject property.

## **ADJACENT LAND USES AND ACCESS**

The subject property is located at 605 E. Washington Street. The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property are five (5) parcels of land within the Old Town Rockwall Historic District (i.e. 602, 604, 606, 608, 610 E. Rusk Street and 102 S Clark Street). According to the 2017 Historic Resource Survey, all of these properties are classified as *Medium Contributing*. Beyond this is E. Rusk Street, which is identified as a *A4D* (i.e. *major arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land located within the Old Town Rockwall Historic District. According to the 2017 Historic Resource Survey, two (2) properties (i.e. 601 & 609 E. Rusk Street) are considered to be *Medium Contributing* and two (2) properties (i.e. 603 & 605 E. Rusk Street) are classified as *Low Contributing*. Staff should note that the vacant property at the northwest corner of the intersection of E. Rusk Street and S. Clark Street was recently classified as *Low-Contributing* when the *Old Pump House* was removed from the property.
- South: Directly south of the subject is E. Washington Street, which is identified as a *A4D* (i.e. *major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) properties located within the Old Town Rockwall Historic District (i.e. 602, 606, 608 E Washington Street and 202 S. Clark Street). According to the 2017 Historic Resource Survey, two (2) properties (i.e. 606 & 608 E. Washington Street) are considered *Medium Contributing*, one (1) property (i.e. 602 E. Washington Street) is classified as *Low Contributing*, and one (1) property (i.e. 202 S. Clark Street) is considered *Non-Contributing*.
- East: Directly east of the subject property is a 0.3120-acre parcel of land with a ~2,383 SF single-family home that was constructed in 1899 situated on it. This structure is classified as *Medium Contributing*. Beyond this is S. Clark Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 18.407-acre parcel of land owned by the Rockwall Independent School District (RISD) that is contiguous with Howard Dobbs Elementary School.
- West: Directly west of the subject property is a 0.25-acre parcel of land with a ~1,620 single-family home (i.e. 601 E. Washington Street) that was constructed in 1910 situated on it. This structure is classified as *Medium Contributing*. Beyond this is S. Tyler Street, which is indicated as a *R2* (i.e. *residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.23-acre parcel of land with a ~1,969 single-family home (i.e. 505 E. Washington Street) that was constructed in 1910 situated on it. This structure is classified as *High Contributing*.

## **CHARACTERISTICS OF THE PROJECT**

The applicant is requesting approval of a Certificate of Appropriateness (COA) for an accessory building that has already been constructed that matches the existing single-family home. The structure has a total of 355 SF with a deck and is clad in *Hardie Board* with a composite shingle roof. The accessory structure is situated on a pier-and-beam foundation and has a height of approximately eight (8) feet, one (1) inch at the midpoint. The applicant has indicated that the structure has a half-bath making this a *Guest Quarters/Secondary Living Unit*. The applicant has also indicated that electricity will be ran to the structure. Staff should note that there is an existing eight (8) foot by 14-foot (or 112 SF) accessory building on the subject property. If the applicant's request is approved then there will be a total of two (2) structures on the subject property.

## **CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES**

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV)*

*District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property.” In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is designated as a *High Contributing Property*.

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as “(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile.” According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District and -- according to *Subsection 02.03* -- is subject to the following *Conditional Land Use Standards*: [1] the structure must be ancillary to a single-family home, [2] the square footage of the structure shall not exceed 30% of the square footage of the primary structure, and [3] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). If the applicant's request for a Certificate of Appropriateness is approved then the applicant will have to apply for approval of a Specific Use Permit (SUP) for the *Guest Quarters/Secondary Living Unit*.

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size. If a property has an existing accessory building greater than 144 SF, no additional accessory buildings are permitted. In this case, there is an existing 112 SF accessory building and the newly constructed accessory building is 355 SF. In addition, this section of the code goes on to state that accessory structures shall not exceed fifteen (15) feet in height. In this case, the total overall height of the *Guest Quarters/Secondary Living Unit* is twelve (12) feet, eleven (11) inches or eight (8) feet, one (1) inch at the midpoint. Based on this, the site plan and the building elevations, the building meets all of the requirements for a *Guest Quarters/Secondary Living Unit* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) with the exception of the proposed number of accessory buildings, which will be a discretionary decision for the Planning and Zoning Commission at the time the applicant submits for a Specific Use Permit (SUP).

According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section [*i.e.*] and proposed preservation criteria ...” While the structure does not appear to impair the historical integrity of the subject property nor negatively impact the adjacent properties, approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Should the Historic Preservation Advisory Board approve the COA, a recommendation would be forwarded to the Planning and Zoning Commission for the approval of an exception to allow the accessory structure on the subject property.

## **NOTIFICATIONS**

On March 5, 2024, staff mailed 31 property owner notifications to property owners and occupants within 200-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant's request.

## **CONDITIONS OF APPROVAL**

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a *Certificate of Appropriateness (COA)*, staff would propose the following conditions of approval:

- (1) The applicant will need to submit a request for a *Specific Use Permit (SUP)* for an accessory structure to the Planning and Zoning Department prior to the construction of the building.

- (2) The applicant must apply for a new *Building Permit* after the approval of the amended Specific Use Permit (SUP) has been granted.
- (3) The applicant will be required to pay the non-compliant structure fee when applying for the Specific Use Permit (SUP) do to commencing work without a building permit.
- (4) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

## STAFF USE ONLY

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

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

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

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

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

### APPLICATION:

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

### SPECIAL DISTRICTS [SELECT APPLICABLE]:

- ☐ OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- ☐ PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- ☐ SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- ☐ DOWNTOWN (DT) DISTRICT

### CONTRIBUTING STATUS [SELECT APPLICABLE]:

- ☐ LANDMARKED PROPERTY
- ☐ HIGH CONTRIBUTING PROPERTY
- ☐ MEDIUM CONTRIBUTING PROPERTY
- ☐ LOW CONTRIBUTING PROPERTY
- ☐ NON-CONTRIBUTING PROPERTY

### CURRENT LAND USE OF THE SUBJECT PROPERTY:

- ☐ RESIDENTIAL
- ☐ COMMERCIAL

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS \_\_\_\_\_

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

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

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

☐ CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

☐ OTHER, SPECIFY: \_\_\_\_\_

OWNER(S) NAME \_\_\_\_\_

APPLICANT(S) NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

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

CONSTRUCTION TYPE [CHECK ONE]: ☐ EXTERIOR ALTERATION ☐ NEW CONSTRUCTION ☐ ADDITION ☐ DEMOLITION  
☐ RELOCATIONS ☐ OTHER, SPECIFY: \_\_\_\_\_

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE):

\$ \_\_\_\_\_

**PROJECT DESCRIPTION.** IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

## OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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

OWNER'S SIGNATURE \_\_\_\_\_

APPLICANT'S SIGNATURE \_\_\_\_\_



0 10 20 40 60 80 Feet

H2024-002: Certificate of Appropriateness for 605 E. Washington Street

SF-7

E WASHINGTON ST

Case Location Map = 



**City of Rockwall**

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

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

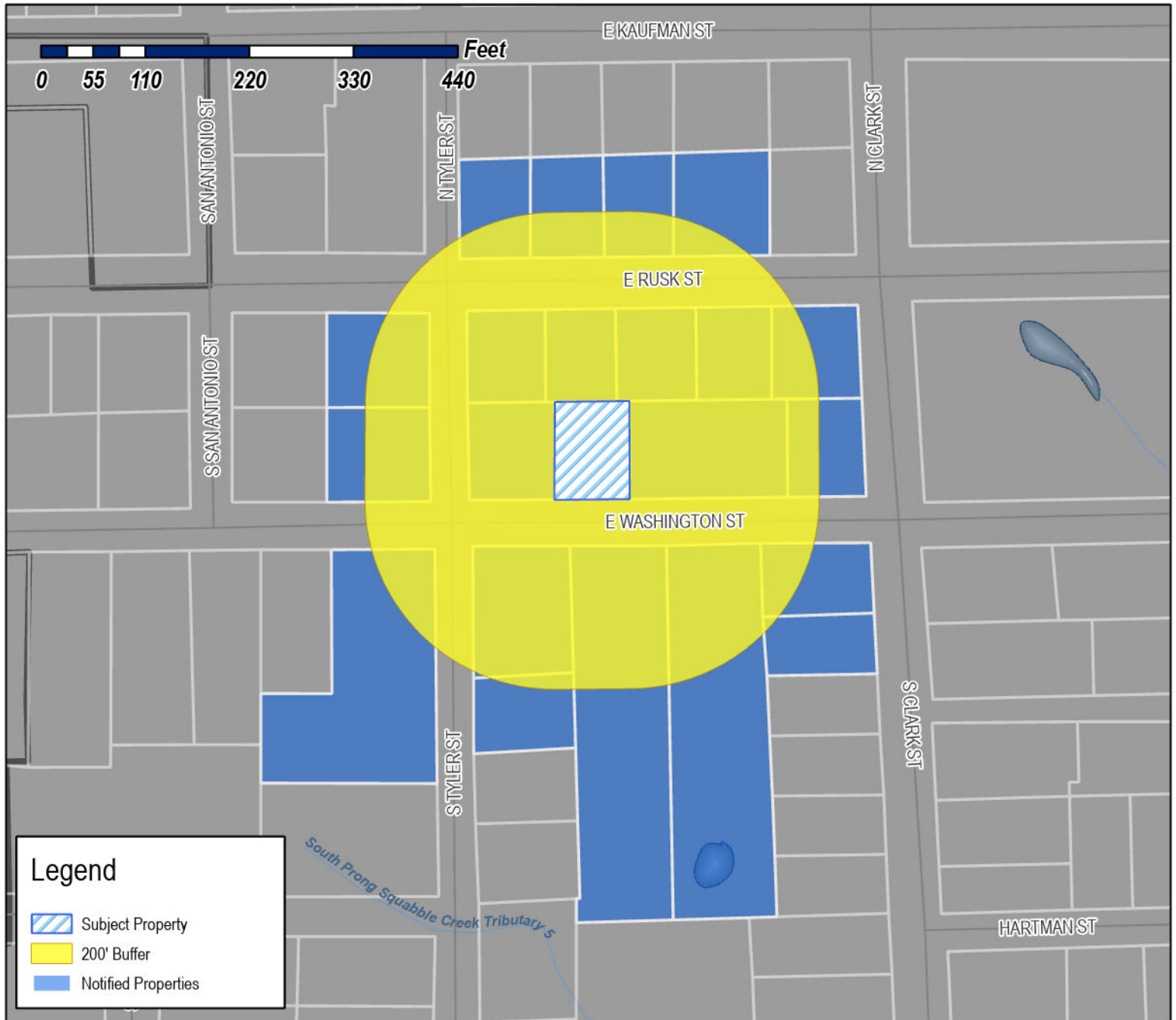




# City of Rockwall

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

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



Legend

 Subject Property

 200' Buffer

 Notified Properties

Case Number:

H2024-002

Case Name:

Certificate of Appropriateness for  
605 E. Washington Street

Case Type:

Historic

Zoning:

Single-Family 7 (SF-7) District

Case Address:

605 E. Washington Street

Date Saved: 2/29/2024

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





SMILEY KAREN APRIL  
605 E RUSK  
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX  
505 E WASHINGTON  
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M  
506 E RUSK ST  
ROCKWALL, TX 75087

BRUCE JAMES E JR & SHERYL  
602 EWASHINGTON  
ROCKWALL, TX 75087

CARSON HEATHER  
606 E WASHINGTON  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
211 TYLER ST  
ROCKWALL, TX 75087

RICH LISA  
202 S CLARK ST  
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC  
204 S CLARK ST  
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE  
608 WASHINGTON  
ROCKWALL, TX 75087

INTEGRITY ALL CASH HOME BUYERS LLC  
603 E RUSK  
ROCKWALL, TX 75087

GLASS JERRY  
601 E WASHINGTON  
ROCKWALL, TX 75087

GREEN JAMES KEITH II & HOLLY NICOLE  
605 E WASHINGTON  
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE  
609 E RUSK  
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET  
609 E WASHINGTON  
ROCKWALL, TX 75087

BETHEL TEMPLE BAPTIST  
210 TYLER ST  
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO  
106 S CLARK ST  
ROCKWALL, TX 75087

WILLIAMS JERRY LANE  
608 E RUSK  
ROCKWALL, TX 75087

SMITH GREGORY P & MARILYN  
610 E RUSK  
ROCKWALL, TX 75087

ROBINSON NELDA  
602 E RUSK  
ROCKWALL, TX 75087

HORNER ANDREA J  
604 E RUSK  
ROCKWALL, TX 75087

KINSEY DONALD H & TARI L  
102 S CLARK ST  
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN  
601 E RUSK ST  
ROCKWALL, TX 75087

RESIDENT  
P.O. BOX 3061  
WARMINSTER, PA 18974

RESIDENT  
210 GLENN AVENUE  
ROCKWALL, TX 75087

RESIDENT  
3435 HWY 276  
ROCKWALL, TX 75087

RESIDENT  
7340 BAKER BLVD  
#392  
RICHLAND HILLS, TX 76118

RESIDENT  
301 MEADOWDALE DR  
ROCKWALL, TX 75087

RESIDENT  
520 E WASHINGTON STREET  
ROCKWALL, TX 75087

RESIDENT  
815 T L TOWNSEND  
STE 100  
ROCKWALL, TX 75087

RESIDENT  
2 MANOR COURT  
HEATH, TX 758032

RESIDENT  
102 N TYLER ST  
ROCKWALL, TX 75087



# PUBLIC NOTICE



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

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

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

**Case No. H2024-002: Certificate of Appropriateness for 605 E. Washington Street**

*Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Certificate of Appropriateness (COA) for a Guest Quarters/Secondary Living Unit on a High Contributing Property being a 0.22-acre tract of land identified as Block 43A of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 605 E. Washington Street, and take any action necessary.*

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, March 21, 2024 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Thursday, March 21, 2024 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

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

— . . . PLEASE RETURN THE BELOW FORM — . . .

**Case No. H2024-002: Certificate of Appropriateness for 605 E. Washington Street**

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

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

Name:

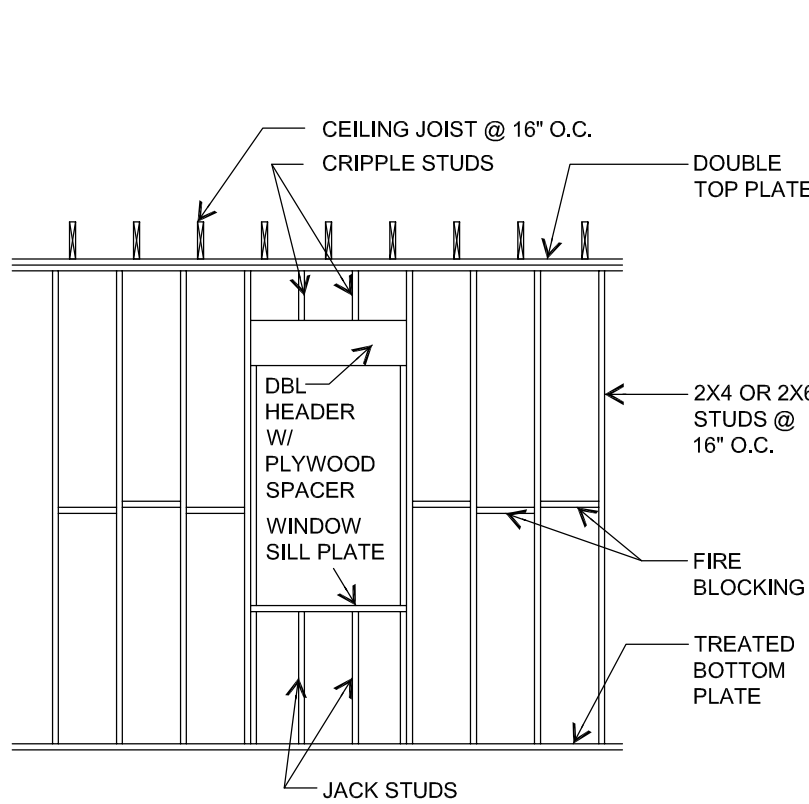
Address:

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

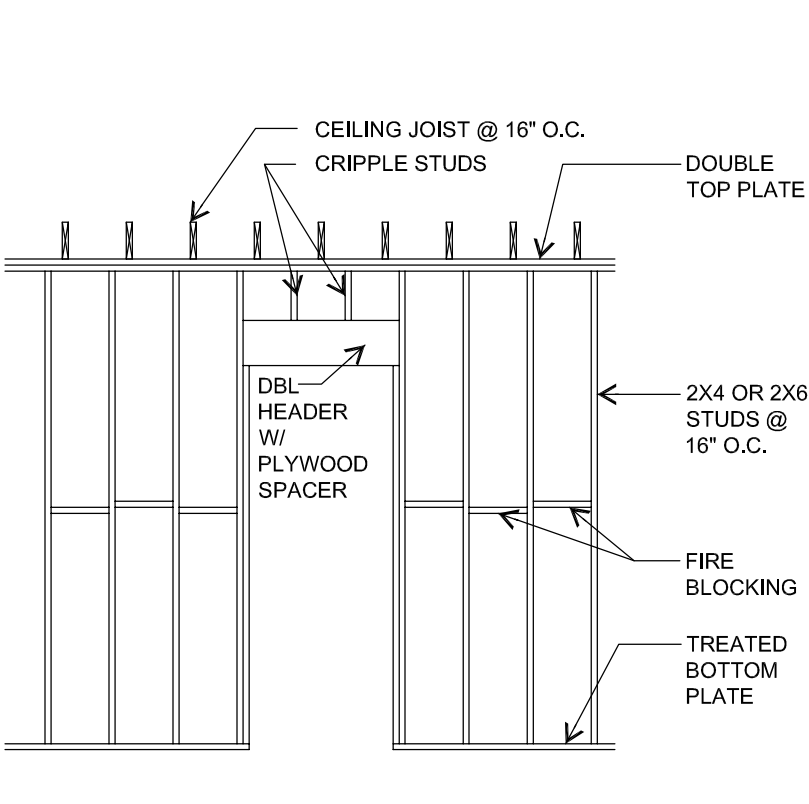
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

A NEW BACKYARD SHED FOR KEITH AND HOLLY GREEN

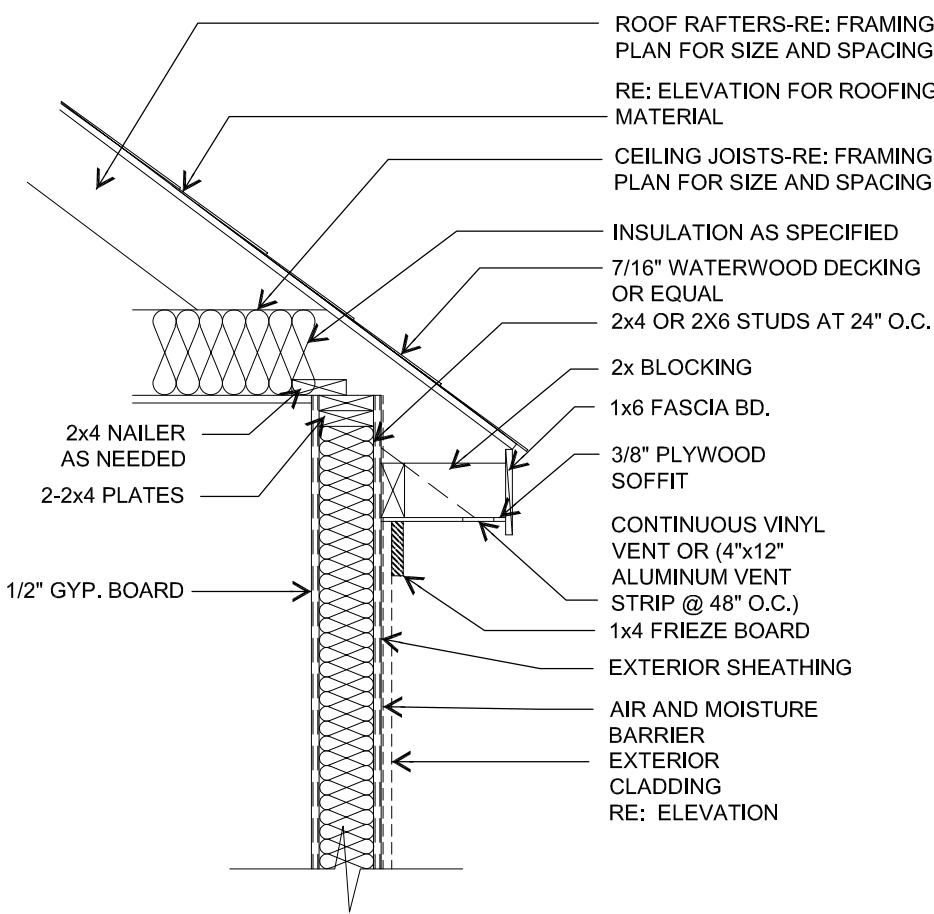
605 E. WASHINGTON ST.  
ROCKWALL 75087



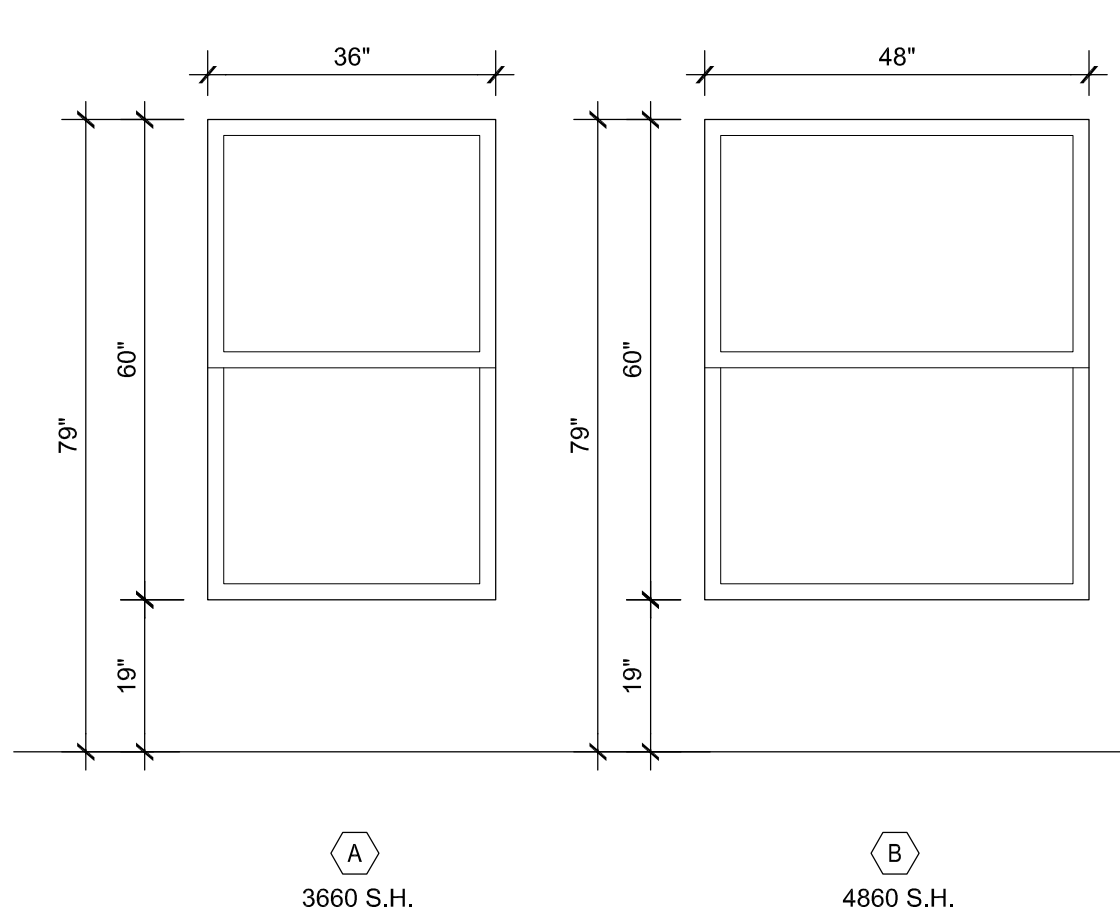
12 TYP. WINDOW FRAMING  
SCALE: 1/4" = 1'-0"



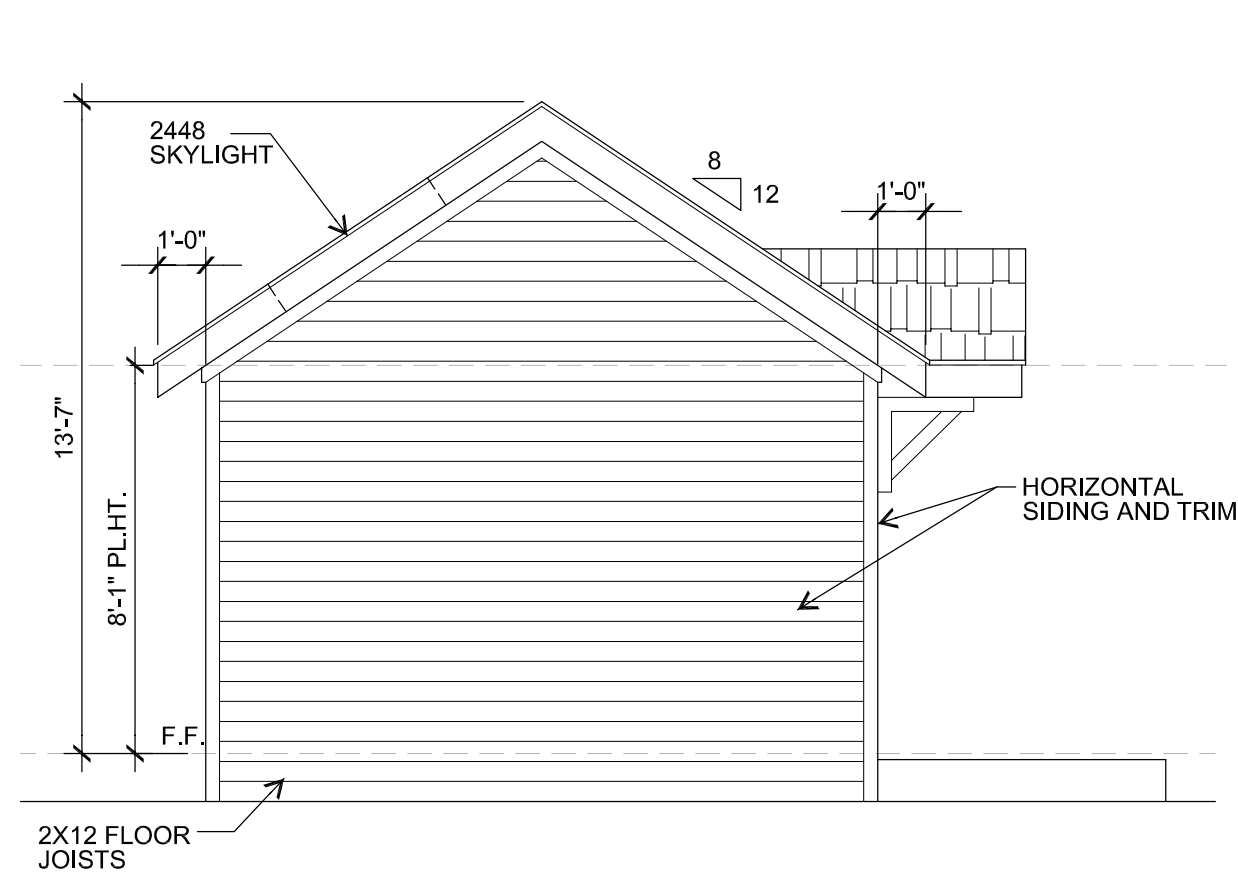
11 TYP. DOOR FRAMING  
SCALE: 1/4" = 1'-0"



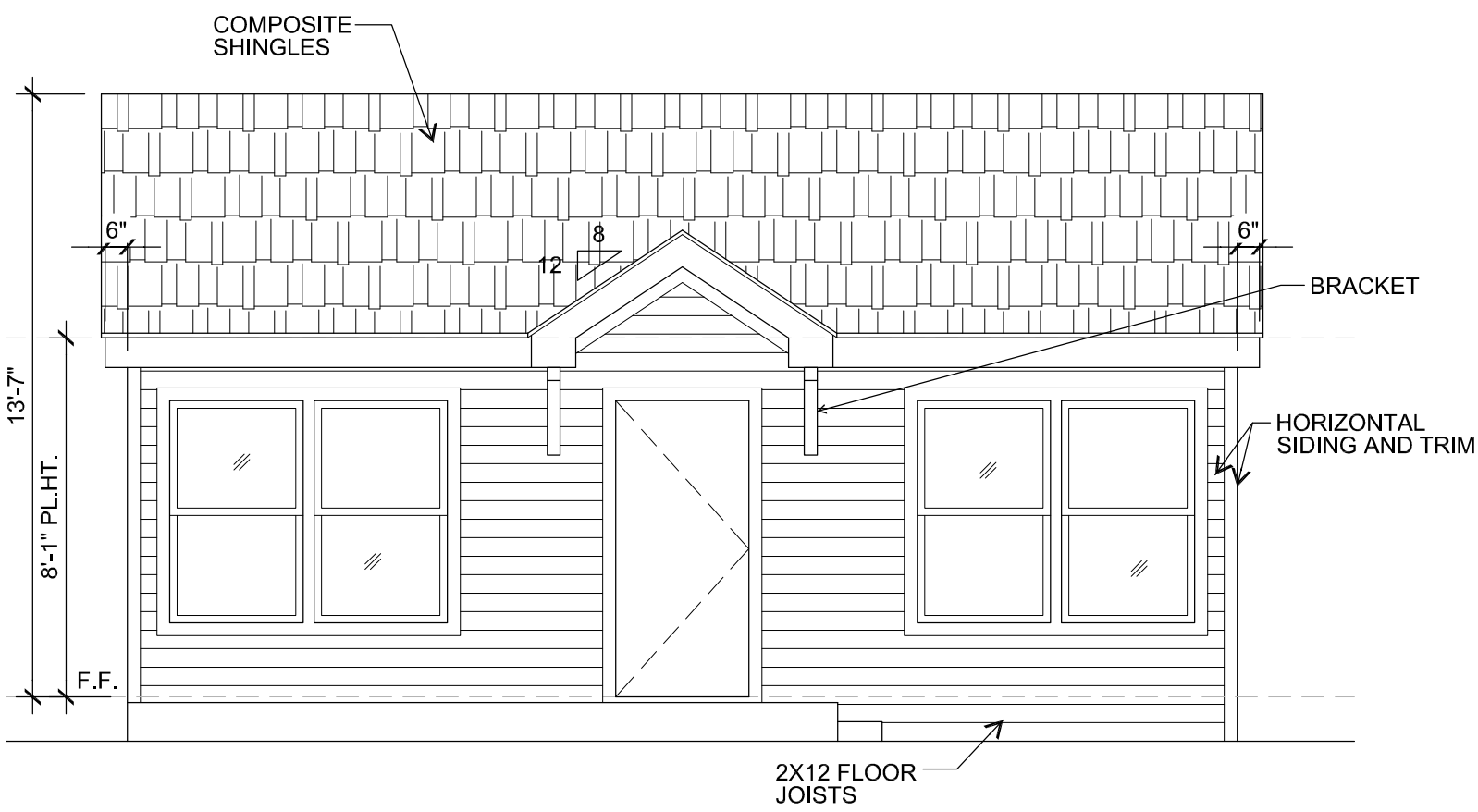
10 TYP. SOFFIT DETAIL  
SCALE: 1/4" = 1'-0"



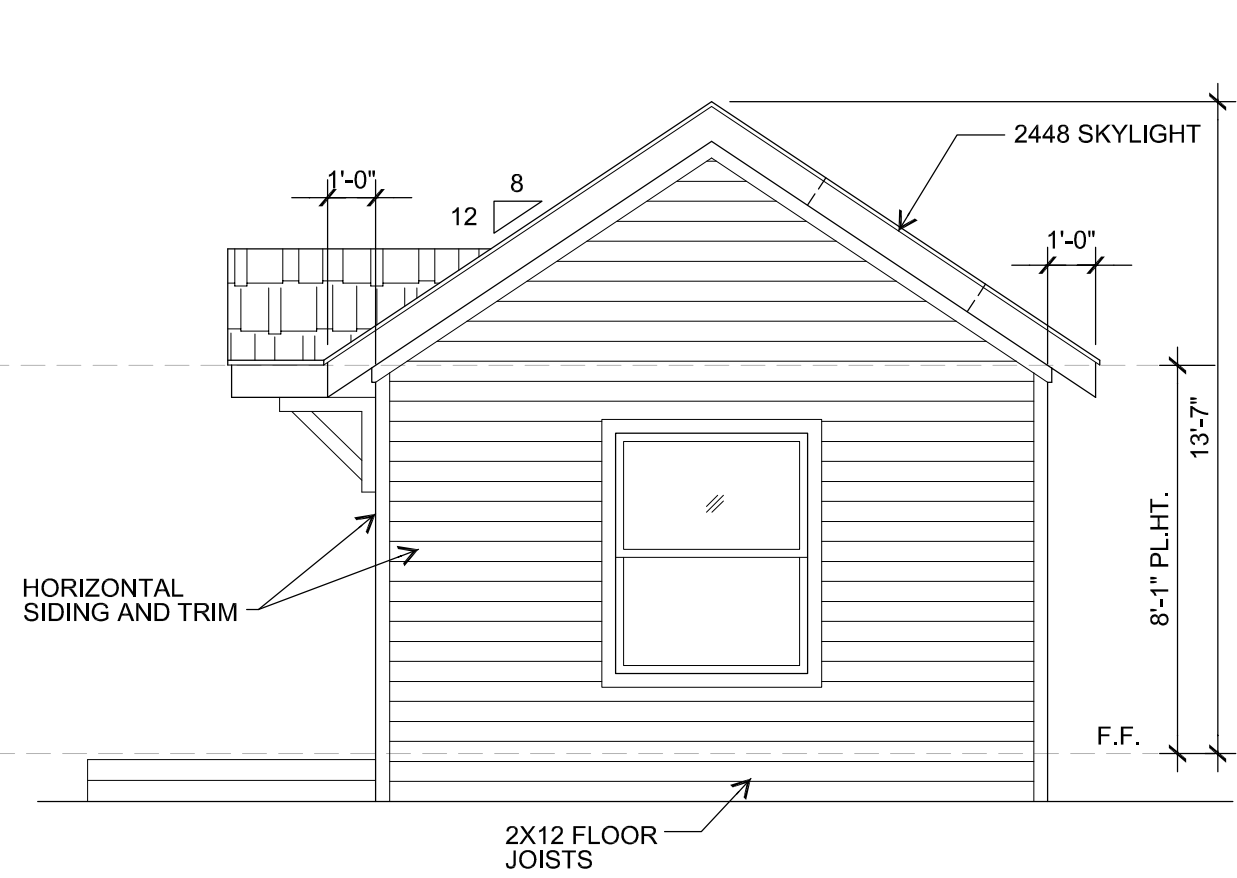
9 WINDOW TYPES  
NO SCALE



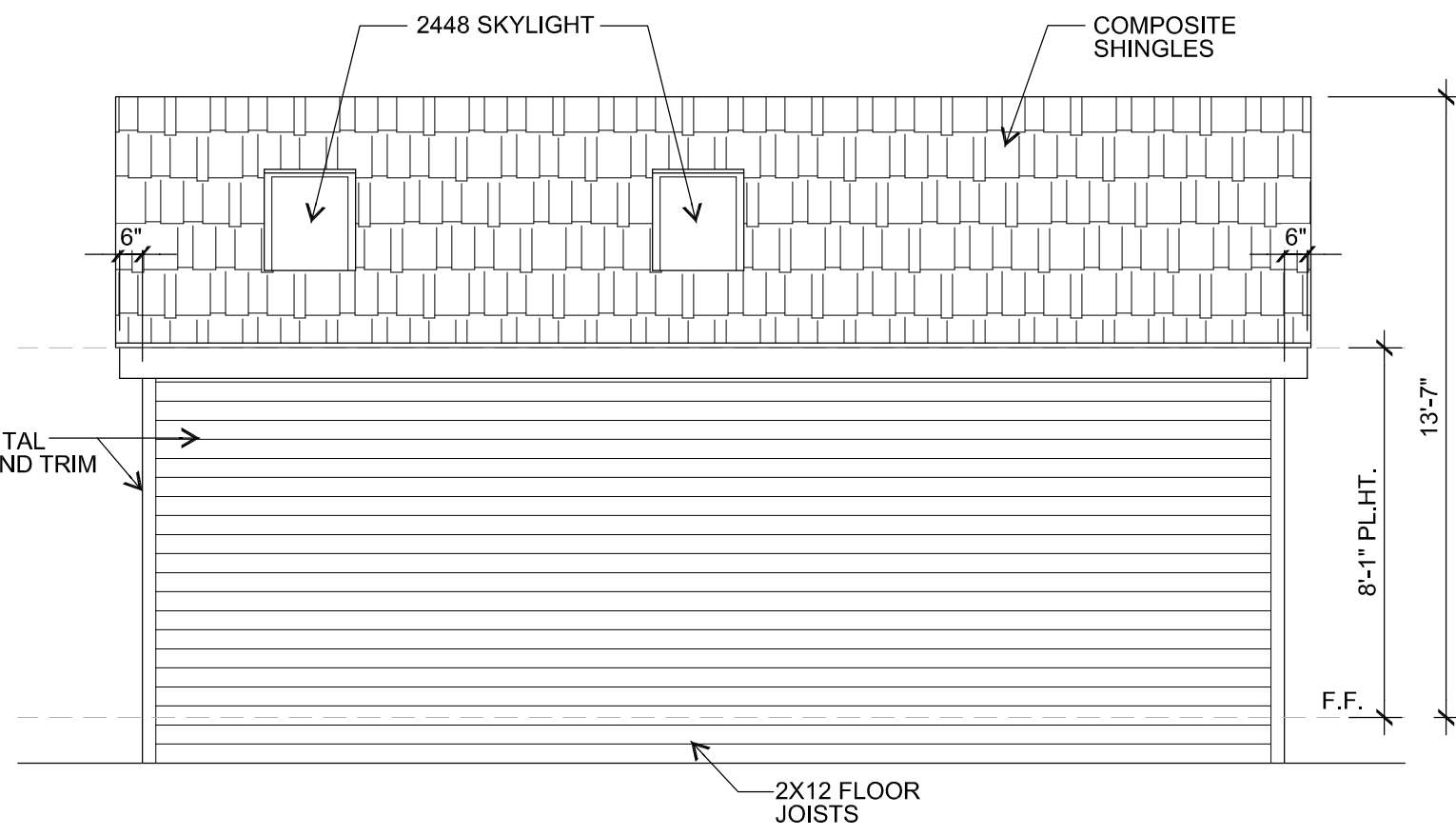
8 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



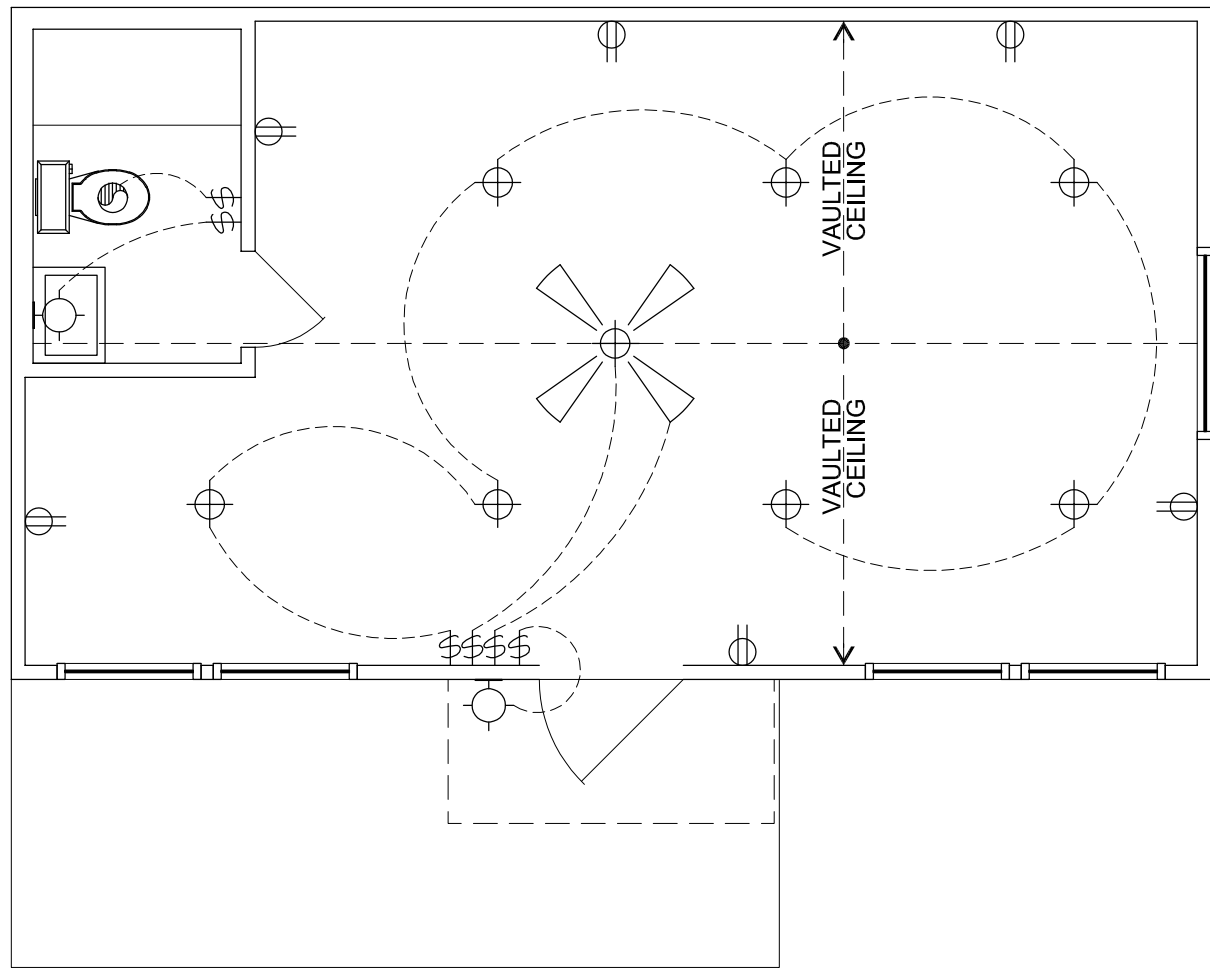
5 REAR ELEVATION  
SCALE: 1/4" = 1'-0"

**ELECTRICAL NOTES:**

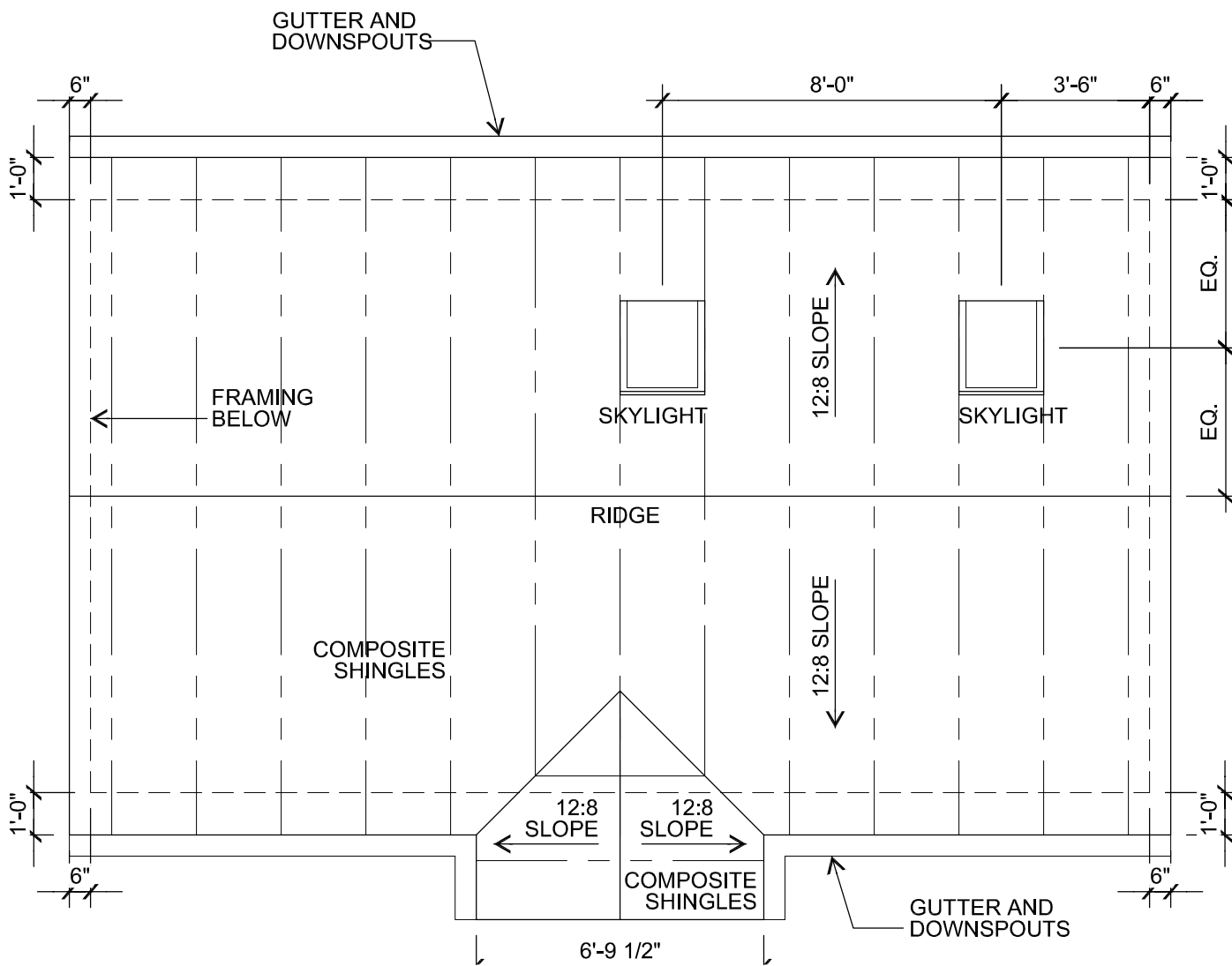
- 1.) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
- 2.) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12" UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.
- 3.) ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
- 4.) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.
- 5.) ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 10" FROM ALL SHELVING.
- 6.) PROVIDE 150 AMP ELECTRICAL SERVICE PANEL WITH METER EQUIP.
- 7.) PROVIDE DISCONNECT SWITCH FOR AIR HANDLER IN SPACE REQUIRED.

ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
\$	SINGLE POLE SWITCH
⊕	110V OUTLET
⊕	RECESSED CAN FIXTURE
⊕	SCONCE
⊕	CEILING FAN WITH LIGHT KIT
⊕	EXHAUST FAN

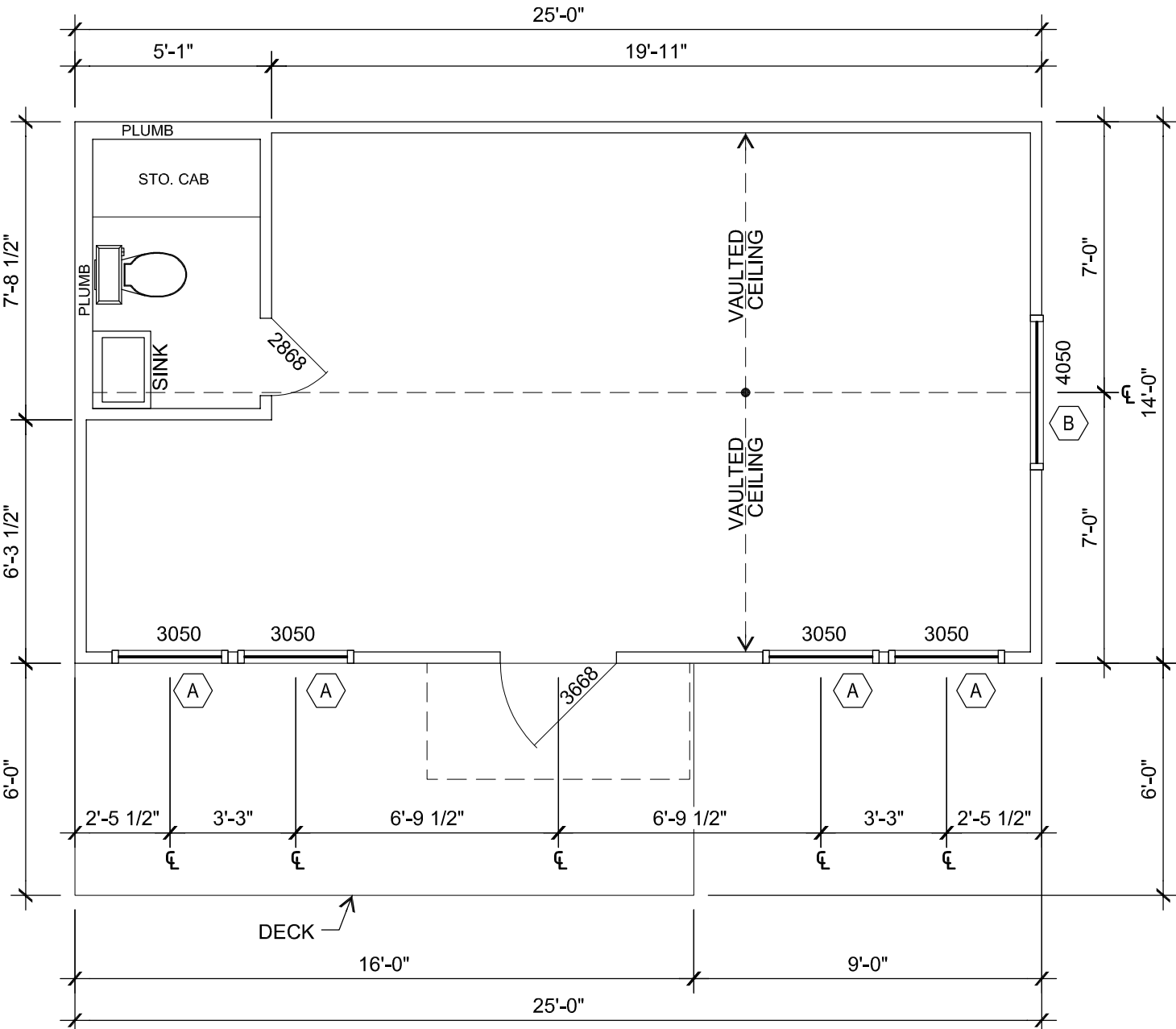
NOTE: ALL OUTLETS IN BATHROOMS TO BE G.F.I.



3 POWER PLAN  
SCALE: 1/4" = 1'-0"



2 ROOF PLAN  
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE	AREAS
350	FLOOR PLAN

NEW SHED  
KEITH AND HOLLY GREEN  
605 E. WASHINGTON ST.  
ROCKWALL TX 75087

ISSUE LOG	
DATE	DESCRIPTION
ISSUE	
09/11/23	FOR BIDDING AND PERMIT

REVISION LOG		
DATE	DESCRIPTION	REV. NO.
ISSUE		

ISSUED FOR:

☐ PRELIMINARY - NOT FOR CONSTRUCTION

☒ BIDDING / PERMIT

☐ REVISION / ADDENDUM

☐ FOR CONSTRUCTION



ARCH. PROJ. #:	SCALE:
09/06/23	REF. DRAWING
SHEET NO.	
A1.0	
SHED NOTES, PLANS, ELEVATIONS	

CLIFFORD & JEANETTE CORRELLUS  
TO  
HELENA ROBINSON  
VOL. 1482, PG. 36

0.22 ACRES

BARBARA L. MAXWELL  
TO  
FRANZIE MAE  
VOL. 4274, PG. 210

JERRY GLASS  
VOL. 128, PG. 404

1 CONTROLLING BEARING LINE  
N 55° 51' E 101.25'

PAVEMENT

BEGINNING

E. WASHINGTON STREET

JULIE A. CROFT  
MICHAEL P. & JUDITH SULLIVAN  
VOL. 1186, PG. 238

# DESCRIPTION

AS that certain lot, tract or parcel of land situated in the B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of a tract as described in a Subdivision Trustee's deed from Barbara L. Maxwell to Franzie Mae also known as Federal National Mortgage Association, dated November 1, 2005 and being recorded in Volume 4274, Page 210 of the Real Property Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 6034" set for corner in the North right-of-way line of E. Washington Street (50' R.O.W.) at the Southwest corner of said Franzie Mae tract and the Southeast corner of a 0.46 acre tract of land as described in a Deed to Jerry Glass and wife, Jo Kay Glass, as recorded in Volume 128, Page 404 of the Real Property Records of Rockwall County, Texas;

THENCE N. 01 deg. 55 min. 31 sec. E. (Controlling bearing line) along the East line of said 0.46 acre tract, a distance of 101.25 feet to a 1/2" iron rod found for corner;

THENCE S. 87 deg. 41 min. 30 sec. E. a distance of 92.01 feet to a 1/2" iron rod found for corner at the Northwest corner of a tract of land as described in a Warranty Deed from Julie A. Croft to Michael P. Sullivan and Judith Sullivan, as recorded in Volume 1186, Page 238 of the Real Property Records of Rockwall County, Texas;

THENCE S. 60 deg. 07 min. 36 sec. W. along the West line of said Sullivan tract, a distance of 101.19 feet to a 3/8" iron rod found for corner in the North line of E. Washington Street;

THENCE N. 87 deg. 47 min. 02 sec. W. along said right-of-way line, a distance of 95.19 feet to the POINT OF BEGINNING and containing 0.22 acres of land.

## NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to be within a 100-year flood plain.
- 2) BEARING SOURCE RECORDED DEED IN VOL. 4274, PG. 210, R.P.R.C.T.
- 3) ALL 1/2" IRRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 6034"

## SURVEYOR'S CERTIFICATE

I, Harold D. Feby, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for the AMERICAN TITLE COMPANY, COUNTRYWIDE HOME LOANS, and CHARLES S. & APRIL WURSTER at 805 E. WASHINGTON STREET, ROCKWALL, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1982 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 15th day of September, 2005.

*Harold D. Feby, III*  
Harold D. Feby, III, R.P.L.S. No. 5034



STATION LOGS									
ST	LS	LS	ST	ST	ST	ST	ST	ST	ST
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE
BY	BY	BY	BY	BY	BY	BY	BY	BY	BY
REMARKS	REMARKS	REMARKS	REMARKS	REMARKS	REMARKS	REMARKS	REMARKS	REMARKS	REMARKS
BY	BY	BY	BY	BY	BY	BY	BY	BY	BY
DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE

**R.S.C.I.**

ROCKWALL SURVEYING CO., INC. LAND SURVEYING

1814 E. FM 581 BOYCE CITY, TX 75188 972-772-5094 PHONE 972-772-6416 FAX

REMARK DATE: SEPTEMBER 15, 2005  
SCALE: 1" = 20' FILE: J1654724  
COUNT: 1187 OF 1187

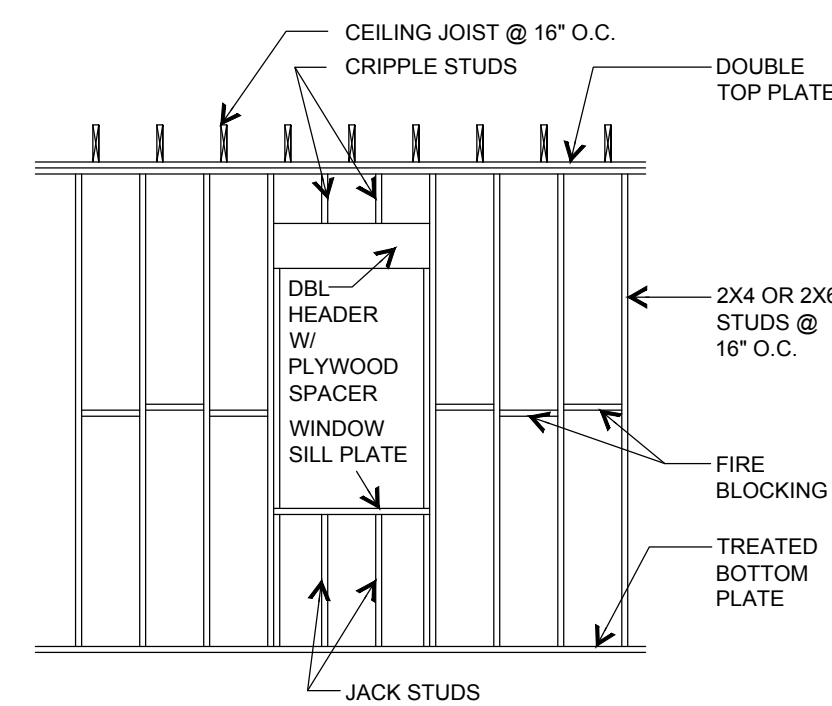
REMARK ATTACHED TO PLAT

DATE \_\_\_\_\_

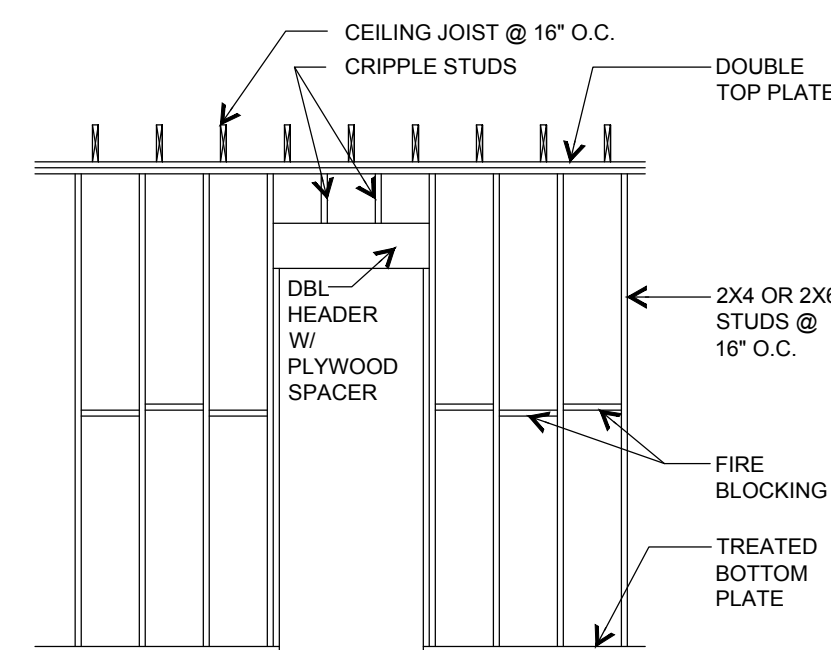
DATE \_\_\_\_\_



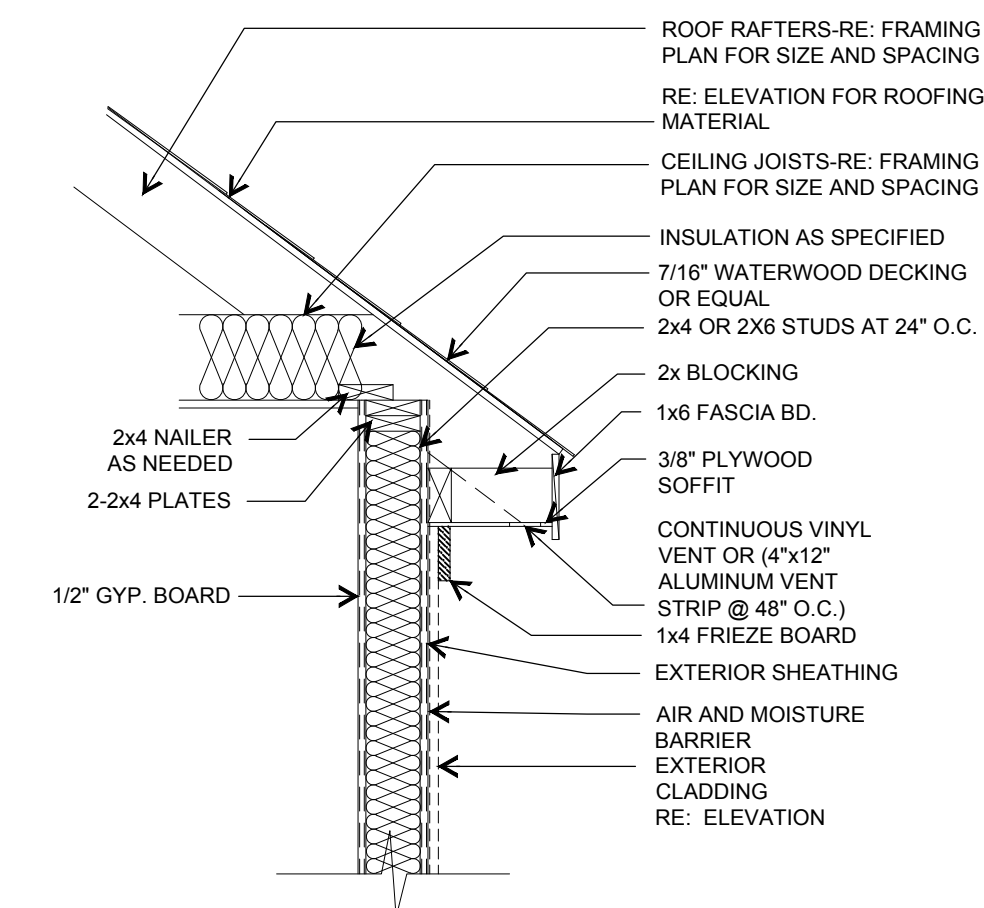
605 E. WASHINGTON ST.  
ROCKWALL 75087



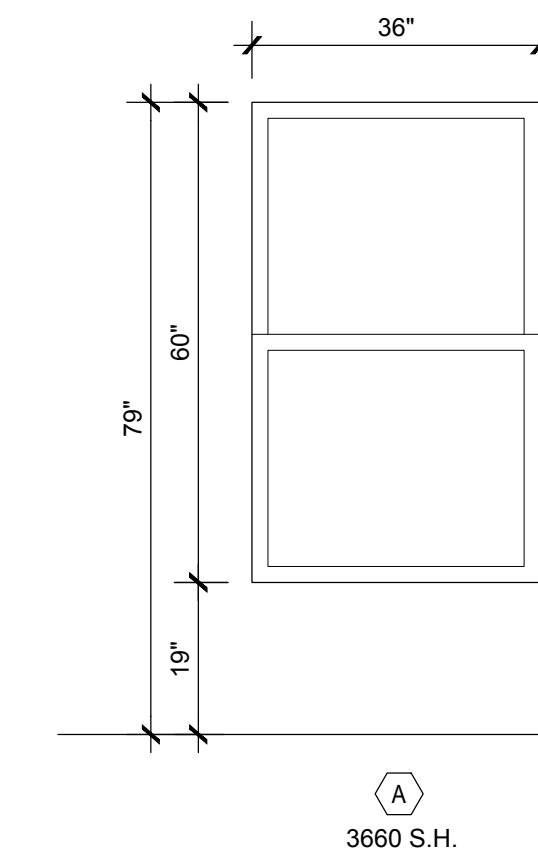
12 **TYP. WINDOW FRAMING**  
SCALE: 1/4" = 1'-0"



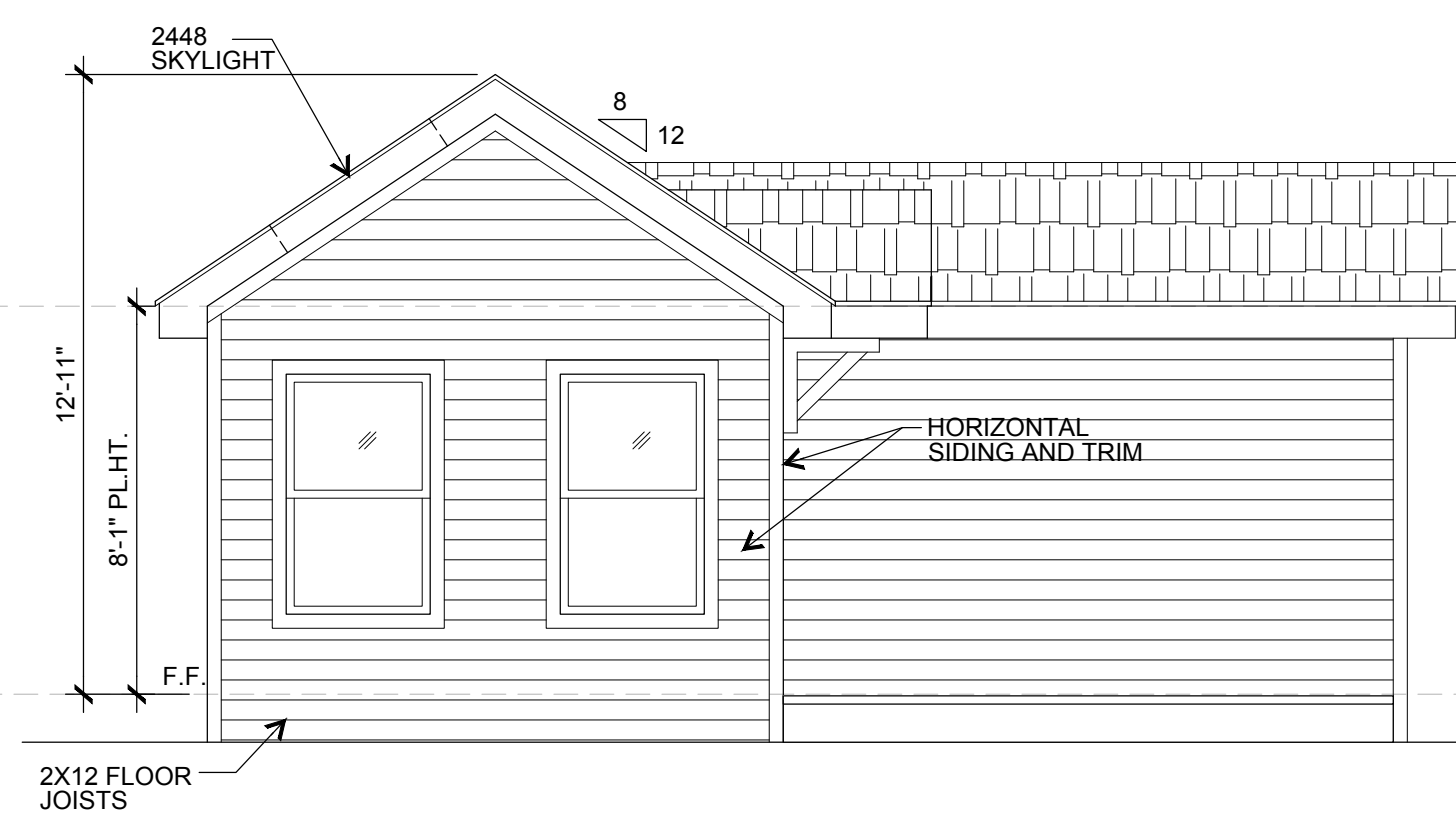
11 TYP. DOOR FRAMING  
SCALE: 1/4" = 1'-0"



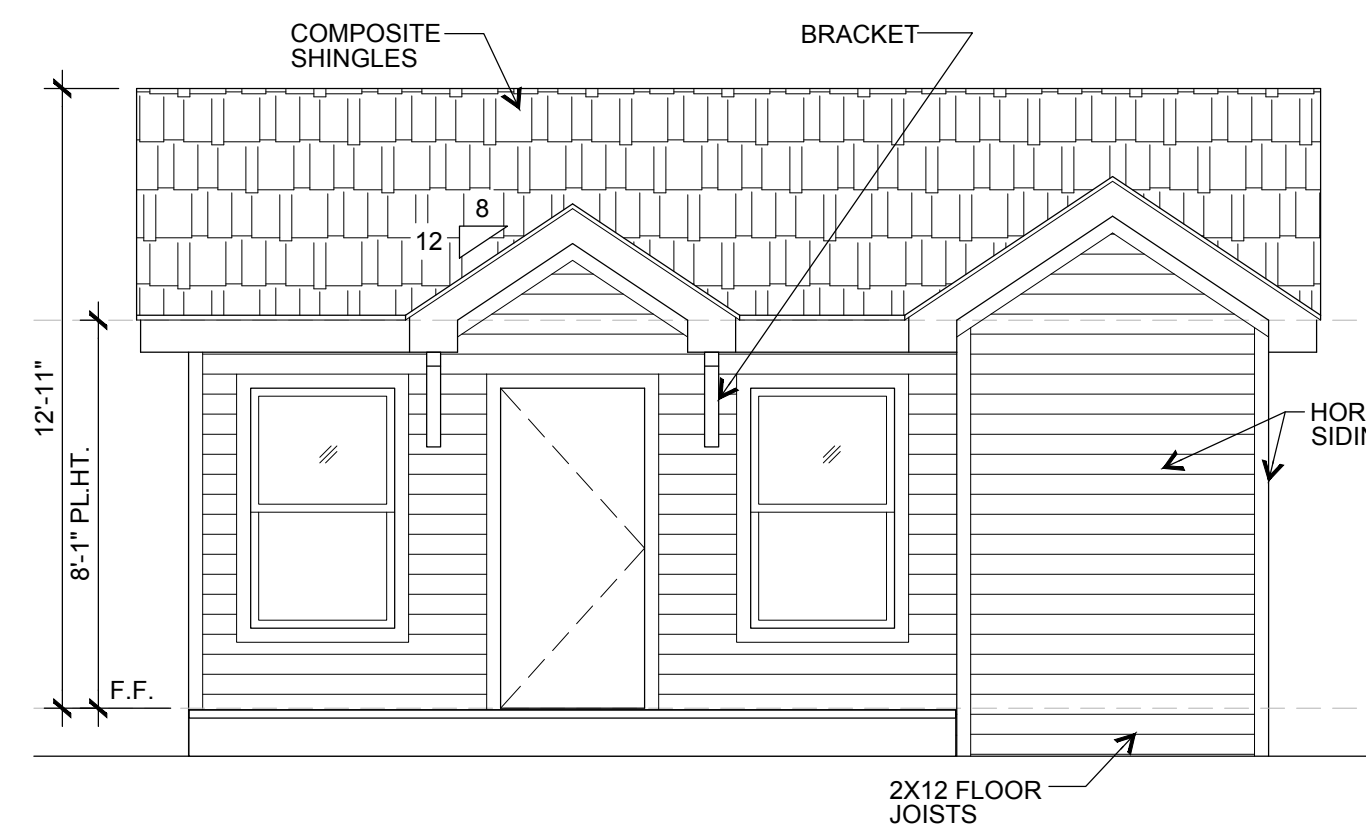
10 TYP. SOFFIT DETAIL  
SCALE: 1/4" = 1'-0"



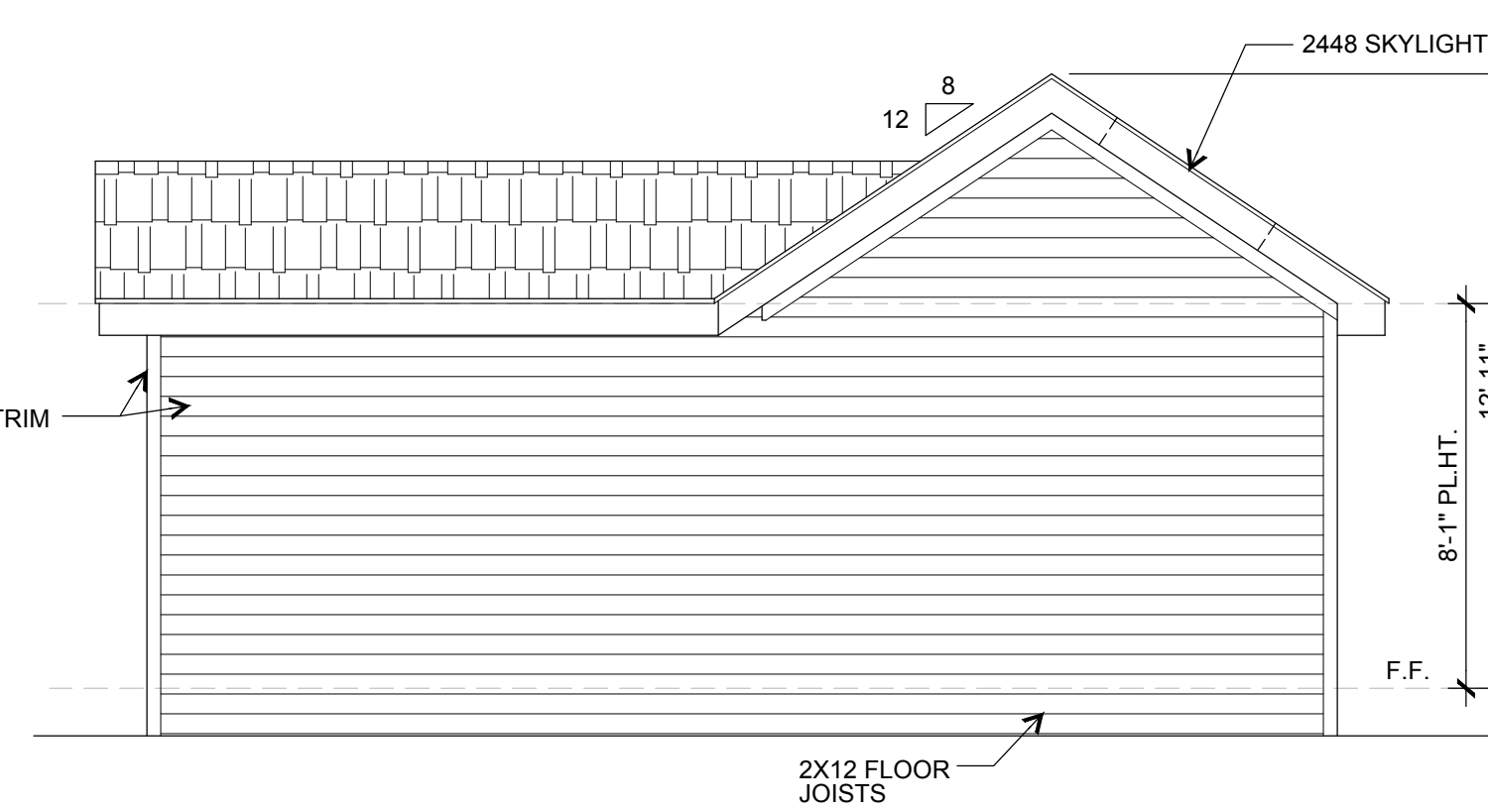
9 WINDOW TYPES  
NO SCALE



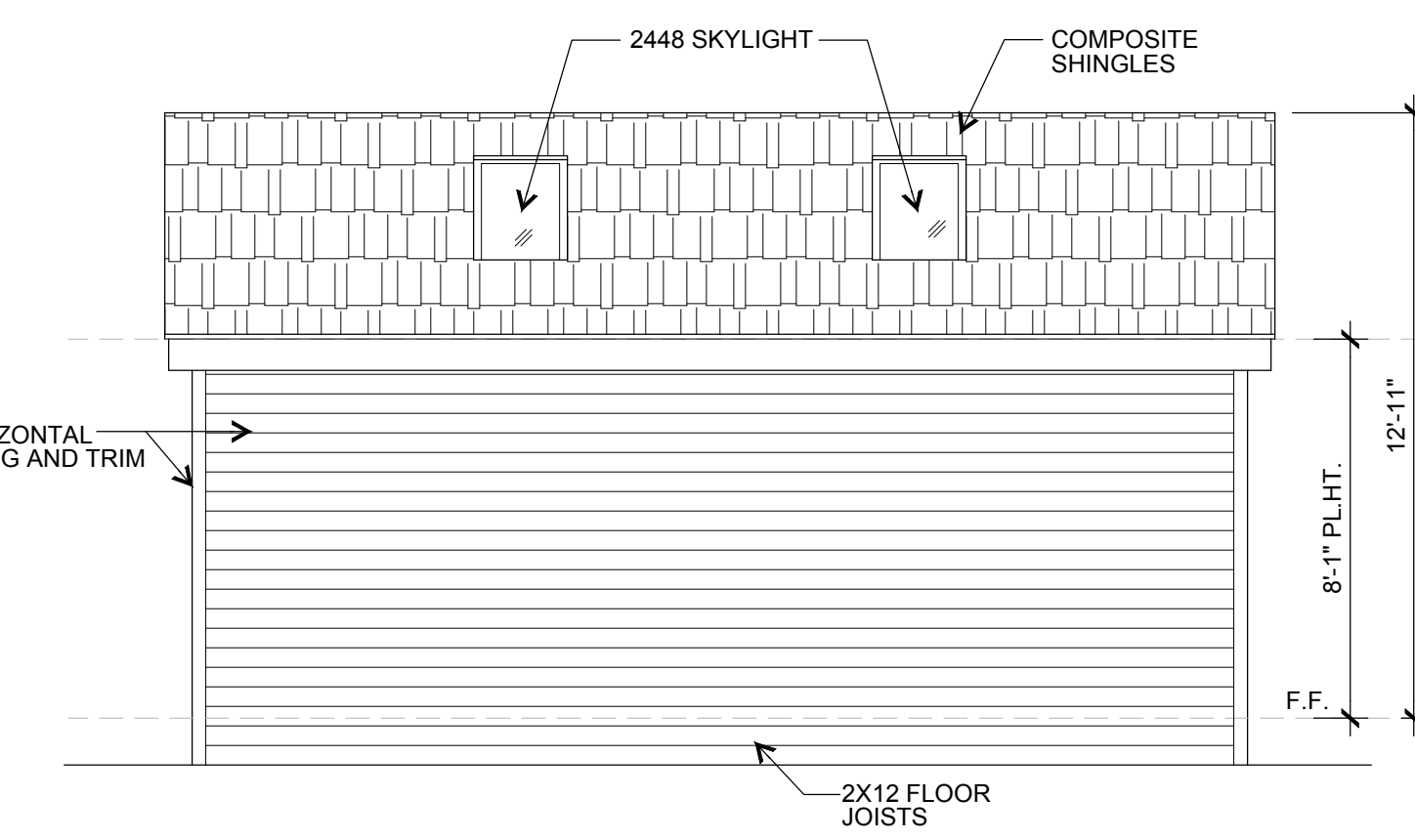
8 LEFT ELEVATION  
SCALE: 1/4" = 1'-0"









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

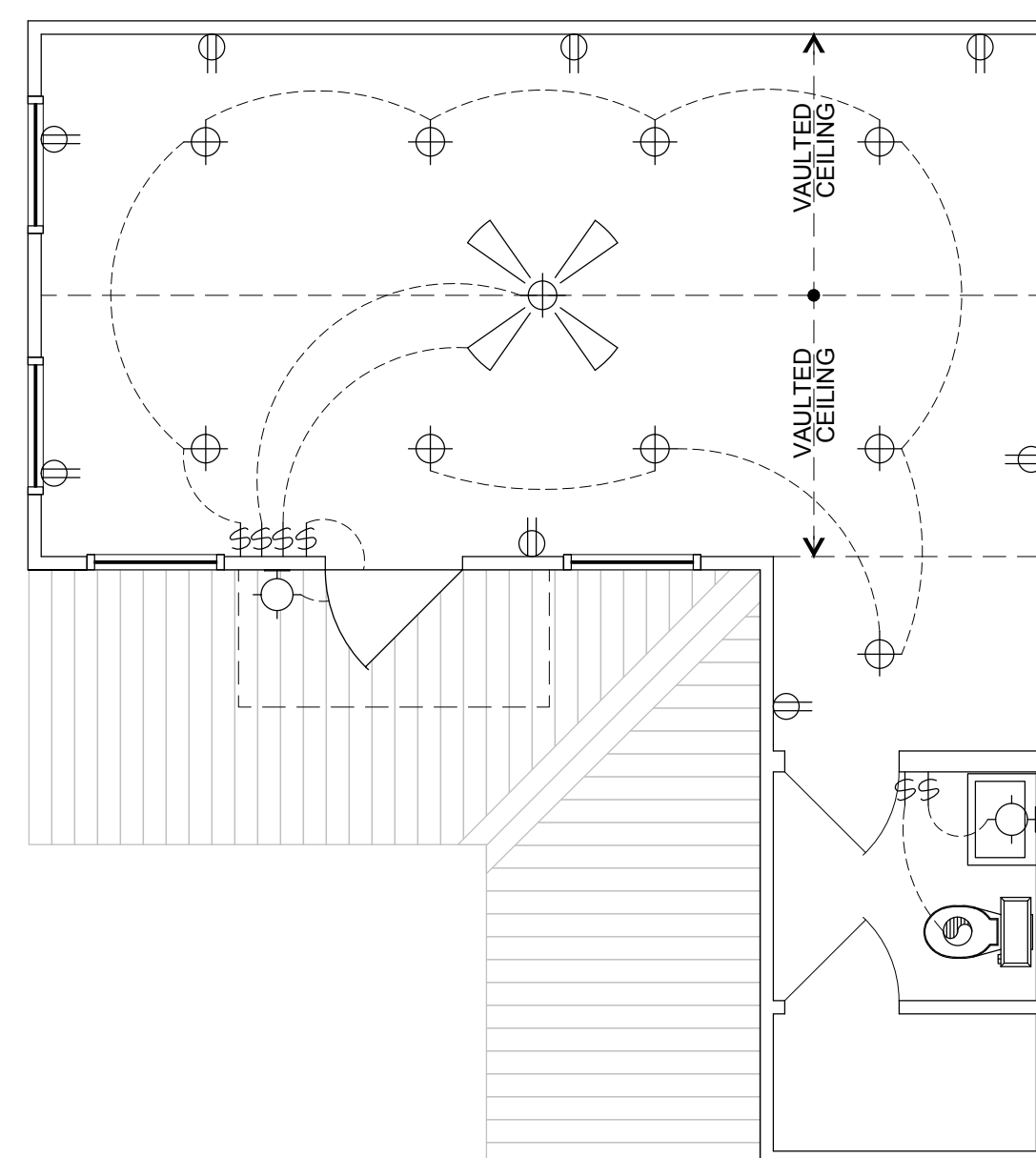


6 RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

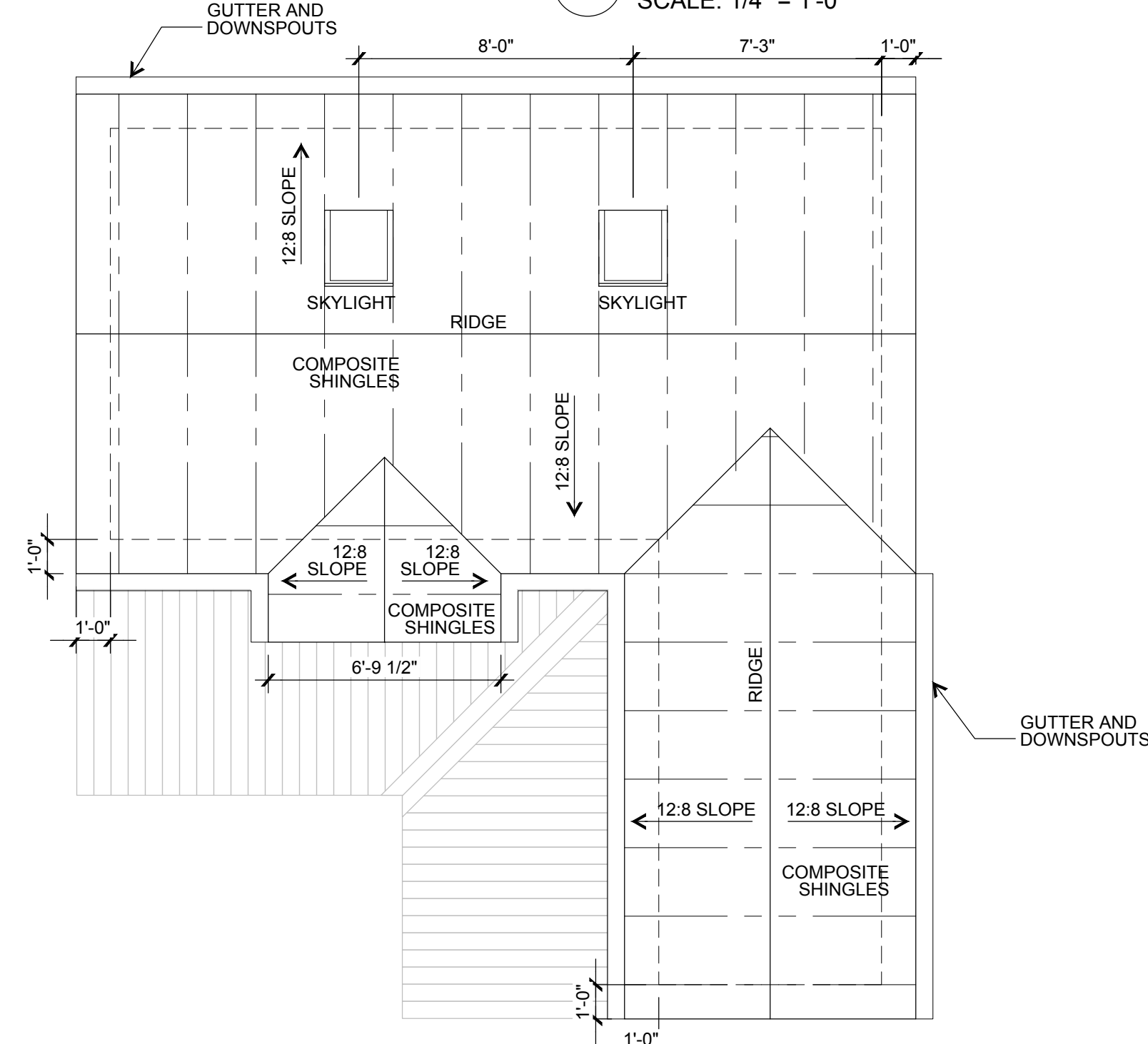


5 REAR ELEVATION  
SCALE: 1/4" = 1'-0"

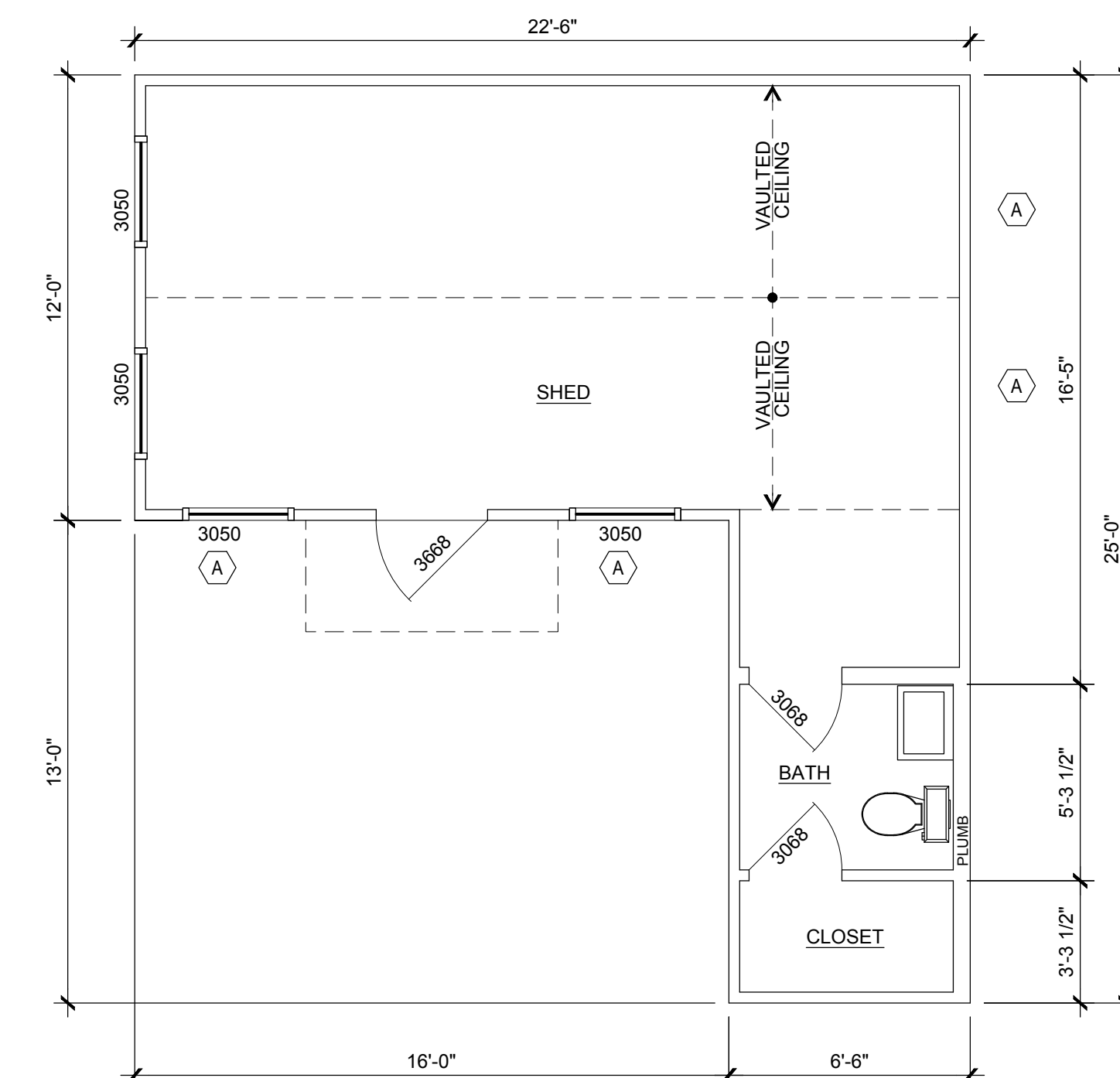
ELECTRICAL NOTES:	
1) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.	
2) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.	
3) ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.	
4) SWITCH PLATES TO BE PLACED AT 42" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.	
5) ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.	
6) PROVIDE 150 AMP ELECTRICAL SERVICE PANEL WITH METER EQUIP.	
7) PROVIDE DISCONNECT SWITCH FOR AIR HANDLER IN SPACE REQUIRED.	
ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
	SINGLE POLE SWITCH
	110V OUTLET
	RECESSED CAN FIXTURE
	SCONCE
	CEILING FAN WITH LIGHT KIT
	EXHAUST FAN
NOTE: ALL OUTLETS IN BATHROOMS TO BE G.F.I.	



3 POWER PLAN  
SCALE: 1/4" = 1'-0"



2 ROOF PLAN  
SCALE: 1/4" = 1'-0"



1	<b>FLOOR PLAN</b>	SQUARE FOOTAGE	AREAS
	SCALE: 1/4" = 1'-0"	355	FLOOR PLAN

[illegible][illegible]

ISSUED FOR:

☐ PRELIMINARY -  
NOT FOR CONSTRUCTION

☐ BIDDING / PERMIT

☐ REVISION / ADDENDUM

☒ FOR CONSTRUCTION



ARCH. PROJ. #:	SCALE:
090623	REF. DRAWING

SHEET NO.

**A1.0**

SHED NOTES, PLANS,  
ELEVATIONS





605

ADT





OCT 18 2006





605

OCT 18 2006





NOV 11 2004





DATE: March 27, 2024

TO: Keith Green  
605 E. Washington Street  
Rockwall, Texas, 75087

FROM: Angelica Guevara  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: H2024-002; COA for 605 E. Washington Street

Mr. Green:

This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall was approved by the Historic Preservation Advisory Board (HPAB) on March 21, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Staff made the following recommendations concerning the applicant's request:

- (1) The applicant will need to submit a request for a Specific Use Permit (SUP) for an accessory structure to the Planning and Zoning Department prior to the construction on the subject property.
- (2) The applicant must apply for a new *Building Permit* after the approval of the amended *Specific Use Permit (SUP)* has been granted.
- (3) The applicant will be required to pay the non-compliant structure fee when applying for the Specific Use Permit (SUP) for commencing work without a building permit.
- (4) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Historic Preservation Advisory Board

On March 21, 2024 the Historic Board approved a motion to approve the Certificate of Appropriateness (COA) by a vote of 5-0, with Board Members Litton and Lewis absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me at (972) 771-6438.

Sincerely,

Angelica Guevara; Planning Technician  
City of Rockwall Planning and Zoning Department