



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 _____

Rockwall Historical Preservation Advisory Board

Date: 01/29/2026

Dear Members of the Rockwall Historical Preservation Advisory Board,

I am writing to formally request our decision to remove the existing vinyl siding and old wood siding from the property at 703 N Goliad St. Our primary reason for this action is to address the deterioration of the current wood and vinyl siding that is no longer adequate in providing proper protection or visual appeal. By doing this we will also address safety concerns, as the old wood siding may contain lead-based paint, which poses significant health risks to occupants and the environment. Proper removal and disposal of this material is critical.

To ensure the long-term preservation and enhancement of this property, we will be replacing the old materials with LP SmartSide, a superior siding product known for its durability, aesthetic quality, and resistance to weather and pests. We believe this upgrade will not only improve the structural integrity and appearance of the building but also align with the community's standards for safe and responsible improvement. Since this material is an engineered wood product it maintains the traditional wood texture look and feel while improvements have made it water, insect, critter and mold resistant making it an ideal choice for long term improvements.

We appreciate your understanding and support as we undertake these important updates. Please let us know if you require any further information or documentation regarding this project.

Sincerely,

Billy Campo

Quint-Pro Siding & Windows

242 Windy Lane

Rockwall, TX 75087

972-379-4055



783

Habitat for Humanity
488-234-5774







783

Habitat for Humanity
488-234-5774



SPECIFICATIONS

ALL THE DETAILS.

LP® SmartSide® products come in different lengths, widths, textures, colors, and profiles, giving you the flexibility to create the look you want. Find all the details and product specifications here, including LP® SmartSide® ExpertFinish® color availability for each product.



[LPCorp.com](https://www.lpcorp.com)

LAP SIDING

Cedar Texture

Products:

- LP® SmartSide® 38 Series Lap Siding
- LP® SmartSide® ExpertFinish® 38 Series Lap Joint Siding

DESIGNED & RATED FOR EXTERIOR USE

May be attached direct to studs; see application instructions for fastening and installation requirements
 APA-Certified Lap Siding

Substrate:

- Features engineered wood strand technology with precisely-sized, shaped, and layered wood strands from Aspen logs
- Made using LP's proprietary SmartGuard® process, which includes industrial-grade resins, water-resistant waxes, zinc borate, and a resin-saturated overlay



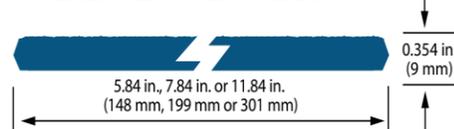
Sustainability Info:

- ASTM-Verified Carbon Negative
- Made with wood, a renewable resource, vetted through strict Sustainable Forestry Initiative® (SFI®) standards



Primed Specifications and PIDs:

38 SERIES CEDAR TEXTURE LAP



PRODUCT	LENGTH	ACTUAL WIDTH	THICKNESS	MAX SPAN RATING	WEIGHT	PID
38 Series Cedar Texture Lap	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	25796
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	25797
	16 ft. (192 in.) (4.9 m)	11.84 in. (301 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	25799

38 Series Lap - Cedar Texture

3/8" Nominal Thickness
 Primed Lap: 6" | 8" | 12"



Application Instructions:

LPCorp.com/Literature



38 Series Lap - Cedar Texture

3/8" Nominal Thickness
 ExpertFinish® Core Collection Lap: 6" | 8"
 NATURALS COLLECTION™ Lap: 8"



ExpertFinish® Color Specifications and PIDs:

38 SERIES EXPERTFINISH® CEDAR TEXTURE LAP JOINT SIDING



COLOR	LENGTH	ACTUAL WIDTH	THICKNESS	MAX SPAN RATING	WEIGHT	PID	
Snowscape White	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41715	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42271	
Sand Dunes	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41841	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42272	
Desert Stone	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41842	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42274	
Quarry Gray	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41837	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42288	
Prairie Clay	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41834	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42278	
Terra Brown	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41845	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42277	
Harvest Honey	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45327	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45284	
Timberland Suede	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41843	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42269	
Garden Sage	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45328	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45325	
Redwood Red	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41840	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42293	
Tundra Gray	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41846	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42300	
Summit Blue	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41844	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42273	
Rapids Blue	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41839	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42287	
Cavern Steel	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41835	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42301	
Midnight Shadow	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45329	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45326	
Abyss Black	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41774	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42279	
NEW NATURALS COLLECTION™ LAP	Washed White	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46731
	Smoky Slate	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46730
	Bonsai Black	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46729
	Weathered Walnut	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46728
	Aged Amber	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46727
	Saffron Cedar	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46726



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board

DATE: March 19, 2026

APPLICANT: Billy Campo; *Quint-Pro Siding Windows*

CASE NUMBER: H2026-001; *Certificate of Appropriateness (COA) for 703 N. Goliad Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Billy Campo of Quint-Pro Siding Windows on behalf of Mark Reynolds for the approval of a Certificate of Appropriateness (COA) for exterior improvements on a *Medium Contributing Property* being a 0.2296-acre parcel of land identified as Lot 1, Block A, Right at Home Healthcare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 703 N. Goliad Street, and take any action necessary.

BACKGROUND

The 1,612 SF single-family home -- *situated on 703 N. Goliad Street* -- was constructed circa 1950 in the *Minimal Traditional* style. According to the *2017 Historic Resource Survey*, the subject property is classified as a *Medium-Contributing Property*. The *2017 Historic Resource Survey* also states that the exterior materials and some windows and doors have been replaced on the home. The subject property was originally located within the B. F. Boydston Addition and was incorporated into the City of Rockwall in the early 1900's. At some point after the subject property was incorporated into the B. F. Boydston Addition, it was replatted as Lot 30, Block 22,



FIGURE 1: SUBJECT PROPERTY AS OF OCTOBER 2008

Amick Addition. According to the City's Historic zoning maps, the subject property was zoned Single Family 3 (SF-3) District from at least January 3, 1972 to November 5, 2001 when Planned Development District 50 (PD-50) was established by the City Council [Case No. PZ2001-080; Ordinance No. 01-53]. Planned Development District 50 (PD-50) allows all land uses permitted within a Residential-Office (RO) District with special provisions. Since Planned Development District 50 (PD-50) was established it has been amended ten (10) times [Ordinance No. 02-46, 04-24, 04-39, 05-03, 05-08, 05-18, 05-35, 07-29, 16-15, and 17-19]. On September 13, 2022, the Planning and Zoning Commission approved a site plan [Case No. SP2022-046] to allow the conversion of the existing single-family home into an *Office Building*. On September 3, 2023, the City Council approval a final plat [Case No. P2023-023] that established the subject property as Lot 1, Block A, Right at Home Healthcare Addition.

On January 28, 2026, the Building Inspections Division engaged the applicant for starting to replace the existing siding without a permit and without the approval of the Historic Preservation Advisory Board (HAPB). Following this notice, the applicant submitted an application for a Certificate of Appropriateness (COA) on February 4, 2026. Staff should note, that following the notification by the Building Inspections Division, the siding installation was completed.

PURPOSE

The applicant -- *Billy Campo of Quint-Pro Siding Windows* -- is requesting approval of a Certificate of Appropriateness (COA) to allow the unpermitted LP Smartside siding to remain.

ADJACENT LAND USES AND ACCESS

The subject property is located at 703 N. Goliad Street. The land uses adjacent to the subject property are as follows:

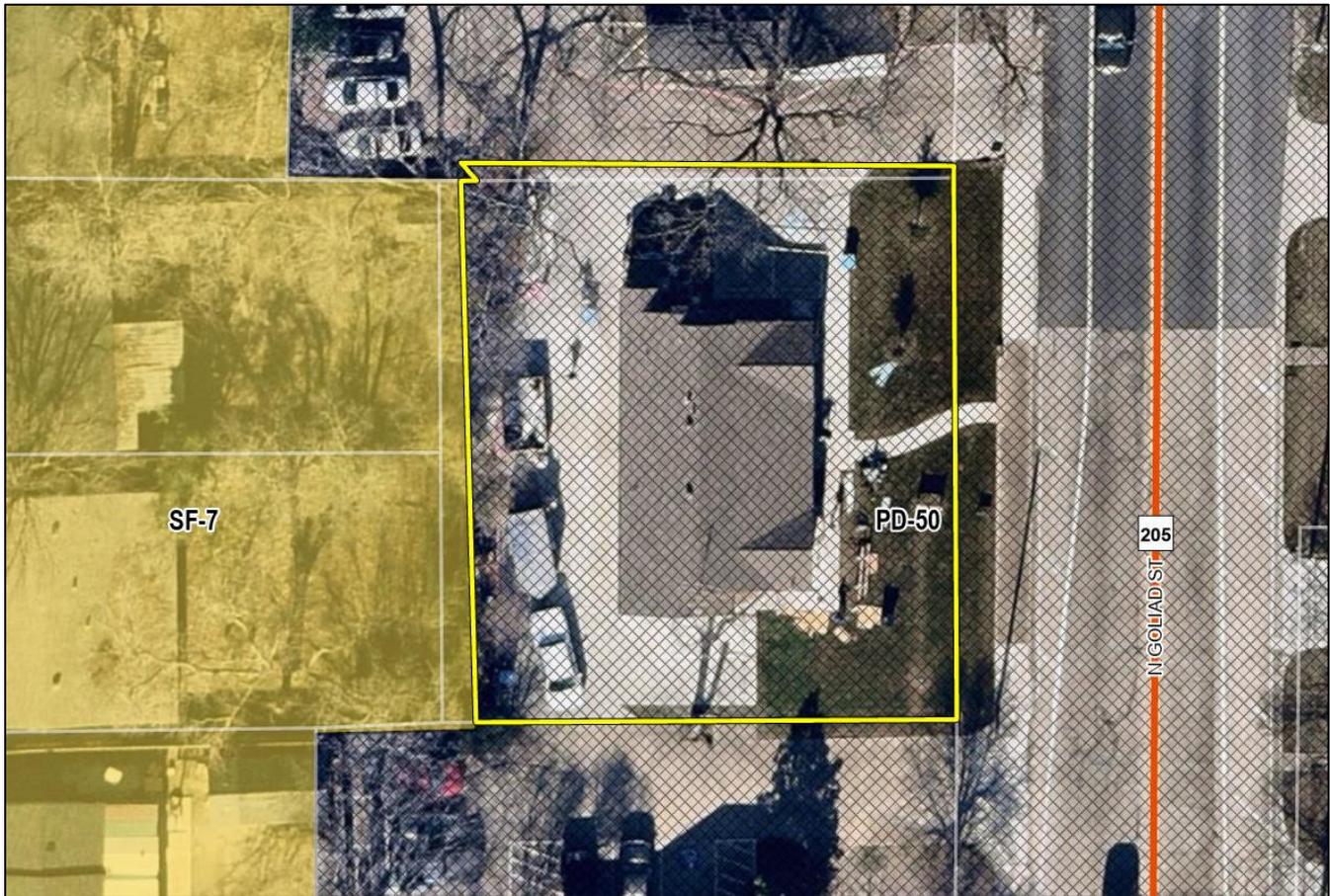
North: Directly north of the subject property are four (4) properties (*i.e. 705, 801, 803, and 807 N. Goliad Street*) that have converted from single-family homes into commercial properties zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses. Beyond this are two (2) properties (*i.e. 809 and 811 N. Goliad Street*) developed with single-family homes zoned Planned Development District 50 (PD-50) for Residential Office (RO) land uses. Beyond this is Heath Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property are three (3) properties (*i.e. 603, 507, and 505 N. Goliad Street*) that have been converted from single-family homes into commercial properties zoned Planned Development District 50 (PD-50) for Residential Office (RO) land uses. Beyond this are three (3) vacant parcels of land (*i.e. 503, 501, and 405 N. Goliad Street*) zoned Planned Development District 50 (PD-50) for Residential Office (RO) land uses. Beyond this is N. Goliad Street, which is identified as a P3U (*i.e. principle arterial, three (3) land, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Goliad Street, which is identified as a M4U-M (*i.e. modified major collector, four (4) lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land, one (1) developed with a single-family home (*i.e. 704 N. Goliad Street*) and one (1) developed with a single-family home that was converted into a commercial property (*i.e. 702 N. Goliad Street*). Both of these properties are zoned Planned Development District 50 (PD-50) for Residential Office (RO) land uses. Beyond this is a 1.05-acre parcel of land zoned Planned Development District 50 (PD-50) for Residential Office (RO) land uses. Beyond this is a vacant 3.46-acre parcel of land zoned Single Family 7 (SF-7) District.

West: Directly west of the subject property are two (2) parcels of land (*i.e. 706 and 708 N. Goliad Street*) developed with single-family homes zoned Single Family 7 (SF-7) District. Beyond this is N. Alamo Road, which is classified as a *Minor Collector*, on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land developed with single-family homes zoned Single Family 10 (SF-10) District. Beyond this is Wildwood Lane, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

Continued on next page...



CHARACTERISTICS OF THE PROJECT

On February 4, 2026, the applicant -- *Billy Campo of Quint-Pro Siding Windows* -- submitted a request for a Certificate of Appropriateness (COA) to allow the unpermitted lap siding to remain. According to the applicant's letter, the previous vinyl and wood siding needed to be replaced, and the property owner opted to replace the siding with eight (8) inch LP Smartside lap siding. The applicant included photos of the subject property that depict the previous vinyl and wood siding [See Figure 2]



FIGURE 2: THE WOOD AND VINYL SIDING BEFORE IT WAS REMOVED.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 06.03(F), *Certificate of Appropriateness (COA) for Alteration or New Construction*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he provisions of this ordinance [*Historic Overlay (HOV) District*] shall apply only to those properties ... which meet the following criteria: [1] either be a designed historical landmark or be wholly or partially located within a designated historic district, and [2] either be a contributing property as defined by *Subsection B* or be located within 200-feet of a contributing property." In this case, the subject property meets all of the criteria for a property that would require a Certificate of Appropriateness (COA). Specifically, it is situated wholly within the Planned Development District 50 (PD-50) and is designated as a *Medium Contributing* property. In addition, Section 06, *Certificate of Appropriateness (COA)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) states that "(a)ny person carrying out any work that requires a building permit for exterior alteration, restoration, reconstruction, new construction, moving or demolition of a property within a historic district that is visible must first obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB) ..." In this case, the unpermitted lap siding is visible from all sides of the building, and required a building permit (*which as mentioned earlier was not submitted*).

According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(m)aterials, 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." In addition, "(w)hen the existing facade materials are not the original type, then materials may be replaced with, or returned to the original type." In this case, the new siding appears to be visually compatible with the original siding and the neighboring properties [*see Figure 3*]; however, the proposed engineering wood siding is not a product that was available at the time the original single-family home was constructed. The Historic Preservation Advisory Board (HPAB) must determine if the proposed siding impacts the historic integrity of the subject property and is visually compatible with neighboring historic buildings or structures. Staff should note that if this Certificate of Appropriateness (COA) request is approved, the applicant will be required to obtain a building permit. With all this being said, this request is a discretionary decision for the Historic Preservation Advisory Board (HPAB).



FIGURE 3: THE UNPERMITTED SIDING INSTALLED BY THE APPLICANT.

NOTIFICATIONS

On March 6, 2026, staff mailed 39 property owner notifications to all property owners and occupants within 200-feet of the subject property. At the time this case memo was prepared, staff has received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

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

- (1) The applicant must apply for a *Building Permit* after the approval of the Certificate of Appropriateness (COA) has been granted;

- (2) 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: _____

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- LOCAL LANDMARK EVALUATION & DESIGNATION
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- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
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- DOWNTOWN (DT) DISTRICT

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- MEDIUM CONTRIBUTING PROPERTY
- LOW CONTRIBUTING PROPERTY
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CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 703 N Goliad St, Rockwall, TX 75087

SUBDIVISION _____

LOT _____

BLOCK _____

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

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

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

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: Quint-Pro Siding & Windows

OWNER(S) NAME Mark Reynolds

APPLICANT(S) NAME Billy Campo

ADDRESS 703 N Goliad St
Rockwall, TX 75087

ADDRESS 242 Windy Lane
Rockwall, TX 75087

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: Exterior Siding Installation

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ \$40,000

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

Removal of the old Vinyl Siding and the old wood siding that is behind the Vinyl Siding. Home is build before 1978 so a lead remediation company, EIS, to tear off and safely dispose of material per guidelines. New OSB from Louisiana-Pacific to be installed over the studs after inspected for rot. Installation of Tyvek Homewrap and 10" flashing will be installed at ground level to prevent any future issues starting at ground level. Installation of new LP Smartside 8" lap siding with butt joint flashing, window and trim flashing to prevent any water intrusion. The new siding will then be caulked with Sherwin Williams Shermax Caulk and painted to match the existing soffit/facia with Sherwin Williams Duration Paint.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

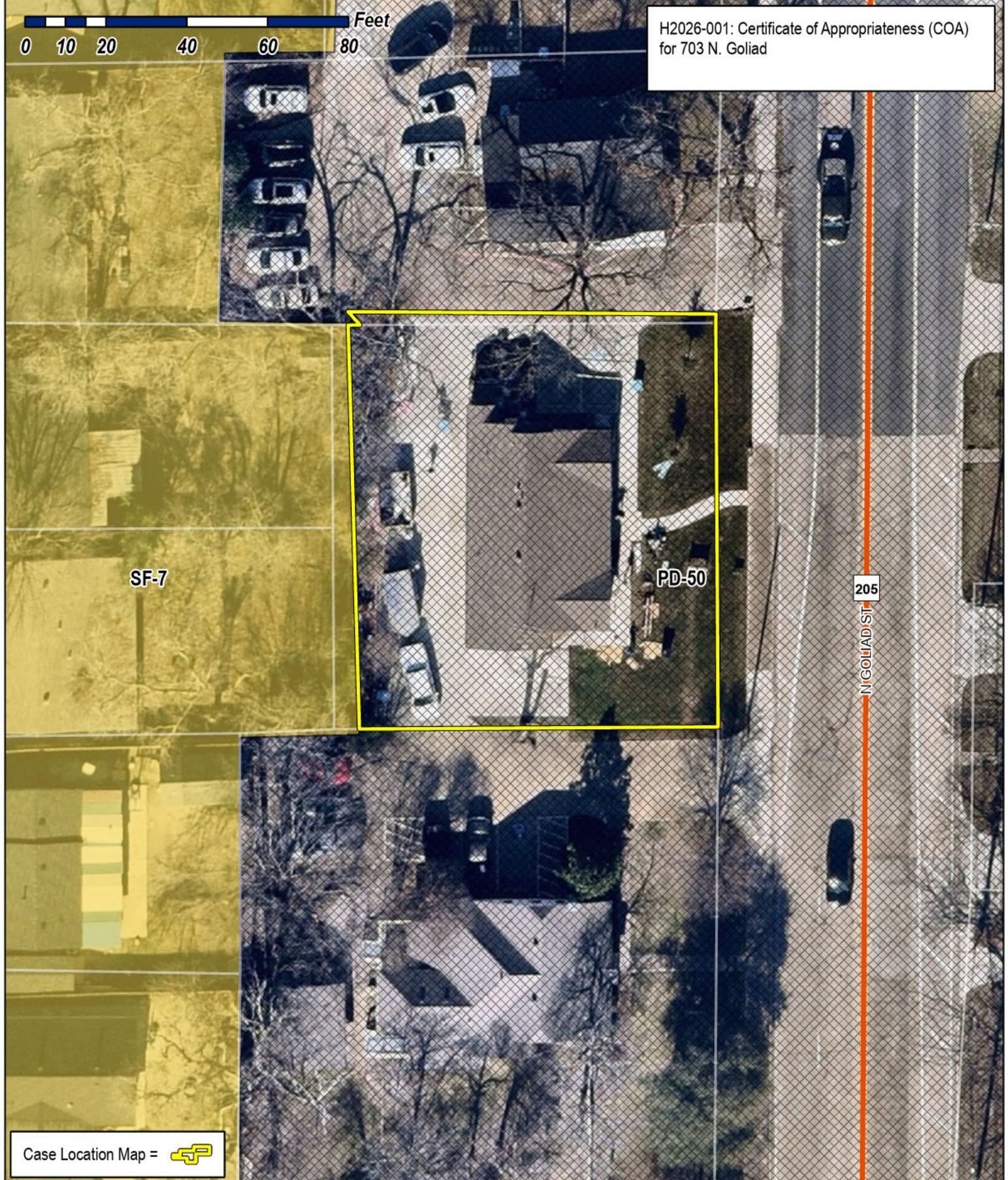
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE William Campo

APPLICANT'S SIGNATURE 

0 10 20 40 60 80 Feet

H2026-001: Certificate of Appropriateness (COA)
for 703 N. Goliad



SF-7

PD-50

205
N GOLIAD 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

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

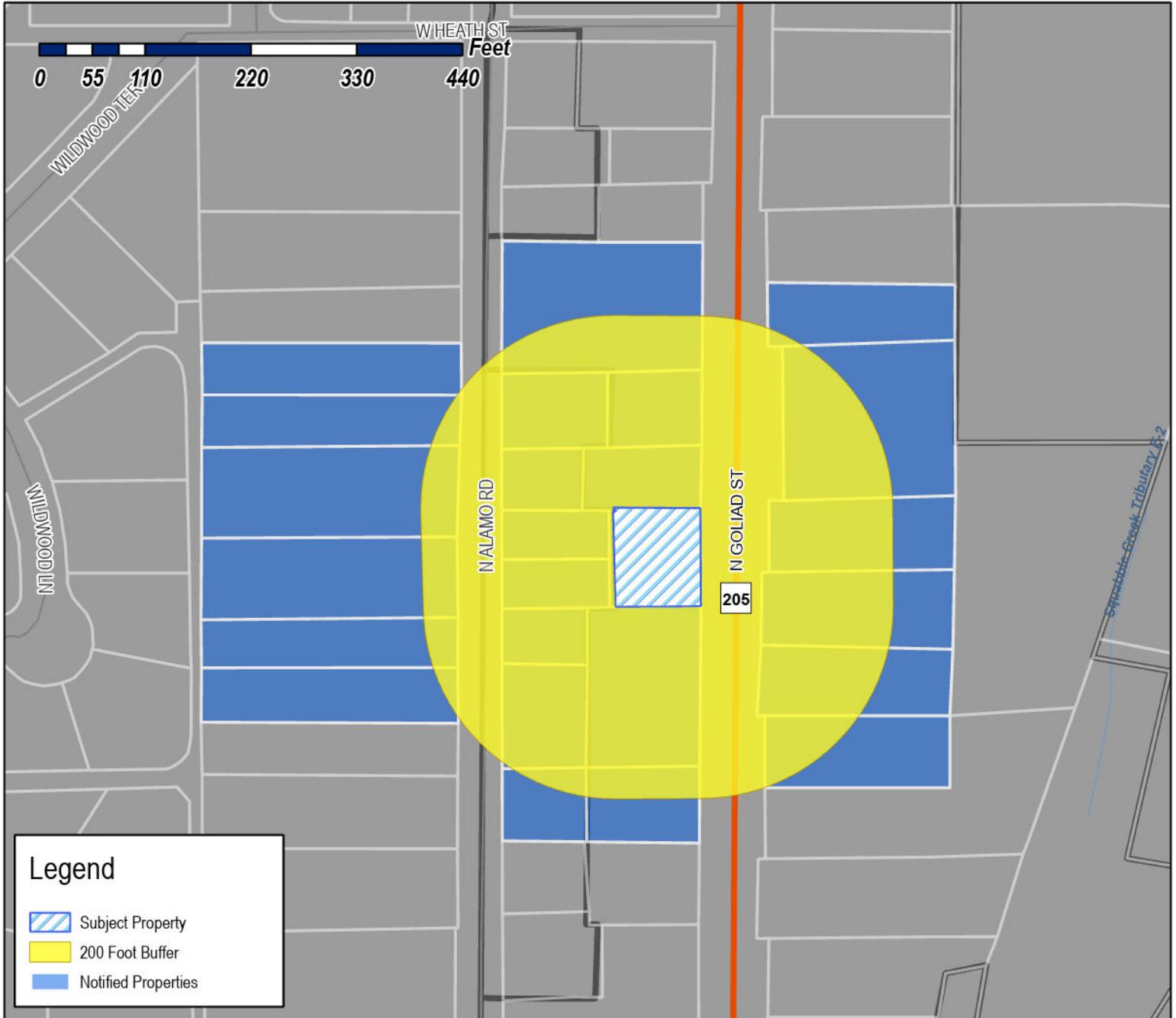




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Legend

-  Subject Property
-  200 Foot Buffer
-  Notified Properties

Case Number: H2026-001
Case Name: Certificate of Appropriateness (COA) for a Medium Contributing Property
Case Type: Historic
Zoning: Planned Development District (PD-50)
Case Address: 703 N. Goliad Street

Date Saved: 3/6/2026

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



WAGNER GERALD P
112 LOS PECES
GUN BARRELL, TX 75156

ESTATE OF DOSVILLE PEOPLES
1410 S GOLIAD ST APT 1707
ROCKWALL, TX 75087

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

CRISWELL BARBARA
206 S Clark St
Rockwall, TX 75087

TTAAM N ALAMO SERIES LLC
2801 NETWORK BLVD STE 300
FRISCO, TX 75034

HISTORIC OUR HOUSE-ROCKWALL LLC
501 Camp Creek Rd
Rockwall, TX 75087

SOUTHERN ROOTS LLC
505 N GOLIAD STREET
ROCKWALL, TX 75087

RESIDENT
507 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
508 N ALAMO RD
ROCKWALL, TX 75087

RNDI COMPANIES INC
519 E INTERSTATE 30 # 157
ROCKWALL, TX 75087

SIDDALL RYAN AND
TAYLOR GILSTRAP
5469 JEFFERSON DR
SACHSE, TX 75048

STAR 2022 SFR3 BORROWER LP
591 WEST PUTNAM AVE
GREENWICH, CT 6830

ODOM JAY L AND ALISON N
601 N Fannin St
Rockwall, TX 75087

CARDENAS CECILIO & CARMEN
602 N ALAMO ROAD
ROCKWALL, TX 75087

RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

DOMINGUEZ, JOSE AND JOHANNA
604 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
604 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
605 N ALAMO
ROCKWALL, TX 75087

SMITH G DAVID
702 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
703 N ALAMO RD
ROCKWALL, TX 75087

REYNOLDS RACHEL AND WAYNE MARK
703 NORTH GOLIAD STREET
ROCKWALL, TX 75087

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

RESIDENT
705 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
705 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
706 N ALAMO
ROCKWALL, TX 75087

CALABRESE CORINNA RAE
707 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
708 N ALAMO
ROCKWALL, TX 75087

RESIDENT
710 N ALAMO
ROCKWALL, TX 75087

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
802 N GOLIAD
ROCKWALL, TX 75087

KUCERA TIMOTHY M
803 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
803 N GOLIAD ST
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
804 N GOLIAD STREET
ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K
880 SHORES BLVD
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

MILE HIGH BORROW 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

PUBLIC NOTICE



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

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

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

Case No. H2026-001: Certificate of Appropriateness (COA) for 703 N. Goliad Street

Hold a public hearing to discuss and consider a request by Billy Campo of Quint-Pro Siding Windows on behalf of Mark Reynolds for the approval of a Certificate of Appropriateness (COA) for exterior improvements on a Medium Contributing Property being a 0.2296-acre parcel of land identified as Lot 1, Block A, Right at Home Healthcare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 703 N. Goliad 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 19, 2026 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Thursday, March 19, 2026 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. H2026-001: Certificate of Appropriateness (COA) for 703 N. Goliad Street

Please place a check mark on the appropriate line below:

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

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

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

Name: _____
Address: _____

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)

From: [susan wright](#)
To: [Planning](#)
Subject: 703 North Goliad
Date: Tuesday, March 10, 2026 5:04:28 PM

We received notice of the hearing on the Certificate of Appropriateness regarding the property at 703 North Goliad, and as contiguous property owners we have no objection to the new siding material. In fact, quality siding elevates the neighbor appearance. Thank you.

John and Susan Wright
603 North Goliad

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Rockwall Historical Preservation Advisory Board

Date: 01/29/2026

Dear Members of the Rockwall Historical Preservation Advisory Board,

I am writing to formally request our decision to remove the existing vinyl siding and old wood siding from the property at 703 N Goliad St. Our primary reason for this action is to address the deterioration of the current wood and vinyl siding that is no longer adequate in providing proper protection or visual appeal. By doing this we will also address safety concerns, as the old wood siding may contain lead-based paint, which poses significant health risks to occupants and the environment. Proper removal and disposal of this material is critical.

To ensure the long-term preservation and enhancement of this property, we will be replacing the old materials with LP SmartSide, a superior siding product known for its durability, aesthetic quality, and resistance to weather and pests. We believe this upgrade will not only improve the structural integrity and appearance of the building but also align with the community's standards for safe and responsible improvement. Since this material is an engineered wood product it maintains the traditional wood texture look and feel while improvements have made it water, insect, critter and mold resistant making it an ideal choice for long term improvements.

We appreciate your understanding and support as we undertake these important updates. Please let us know if you require any further information or documentation regarding this project.

Sincerely,

Billy Campo

Quint-Pro Siding & Windows

242 Windy Lane

Rockwall, TX 75087

972-379-4055



SPECIFICATIONS

ALL THE DETAILS.

LP® SmartSide® products come in different lengths, widths, textures, colors, and profiles, giving you the flexibility to create the look you want. Find all the details and product specifications here, including LP® SmartSide® ExpertFinish® color availability for each product.



LPCorp.com

LAP SIDING

Cedar Texture

Products:

- LP® SmartSide® 38 Series Lap Siding
- LP® SmartSide® ExpertFinish® 38 Series Lap Joint Siding

DESIGNED & RATED FOR EXTERIOR USE

May be attached direct to studs; see application instructions for fastening and installation requirements
 APA-Certified Lap Siding

Substrate:

- Features engineered wood strand technology with precisely-sized, shaped, and layered wood strands from Aspen logs
- Made using LP's proprietary SmartGuard® process, which includes industrial-grade resins, water-resistant waxes, zinc borate, and a resin-saturated overlay



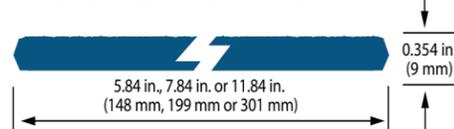
Sustainability Info:

- ASTM-Verified Carbon Negative
- Made with wood, a renewable resource, vetted through strict Sustainable Forestry Initiative® (SFI®) standards



Primed Specifications and PIDs:

38 SERIES CEDAR TEXTURE LAP



PRODUCT	LENGTH	ACTUAL WIDTH	THICKNESS	MAX SPAN RATING	WEIGHT	PID
38 Series Cedar Texture Lap	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	25796
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	25797
	16 ft. (192 in.) (4.9 m)	11.84 in. (301 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	25799

38 Series Lap - Cedar Texture

3/8" Nominal Thickness
 Primed Lap: 6" | 8" | 12"



Application Instructions:

LPCorp.com/Literature



38 Series Lap - Cedar Texture

3/8" Nominal Thickness
 ExpertFinish® Core Collection Lap: 6" | 8"
 NATURALS COLLECTION™ Lap: 8"



ExpertFinish® Color Specifications and PIDs:

38 SERIES EXPERTFINISH® CEDAR TEXTURE LAP JOINT SIDING



COLOR	LENGTH	ACTUAL WIDTH	THICKNESS	MAX SPAN RATING	WEIGHT	PID	
Snowscape White	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41715	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42271	
Sand Dunes	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41841	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42272	
Desert Stone	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41842	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42274	
Quarry Gray	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41837	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42288	
Prairie Clay	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41834	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42278	
Terra Brown	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41845	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42277	
Harvest Honey	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45327	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45284	
Timberland Suede	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41843	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42269	
Garden Sage	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45328	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45325	
Redwood Red	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41840	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42293	
Tundra Gray	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41846	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42300	
Summit Blue	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41844	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42273	
Rapids Blue	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41839	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42287	
Cavern Steel	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41835	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42301	
Midnight Shadow	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45329	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	45326	
Abyss Black	16 ft. (192 in.) (4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	41774	
	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	42279	
NEW NATURALS COLLECTION™ LAP	Washed White	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46731
	Smoky Slate	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46730
	Bonsai Black	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46729
	Weathered Walnut	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46728
	AGED Amber	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46727
	Saffron Cedar	16 ft. (192 in.) (4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	16 in.	1.5 PSF	46726



73

Habitat for Humanity
488-234-5774







73

Habitat for Humanity
488-234-5774



703

Quint-Pro
972-379-4055
quint-pro.com
SmartScore

Right at Home
• BEST Home Care
• BEST Home Health Agency

Quint-Pro
972-379-4055

Right at Home
In-Home Care & Assistance
972-379-4055



DATE: March 24, 2026

TO: Billy Campo
Quint-Pro Siding & Windows
242 Windy Lane
Rockwall, Texas 75087

CC: Mark Reynolds
703 N. Goliad Street
Rockwall, TX 75087

FROM: Henry Lee, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: H2026-001; COA for 703 N. Goliad Street

Billy Campo:

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 19, 2026. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

The following *Conditions of Approval* concerning the applicant's request were approved by the Historic Preservation Advisory Board (HPAB):

- 1) The applicant must apply for a *Building Permit* after the approval of the Certificate of Appropriateness (COA) has been granted; and,
- 2) 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 19, 2026, the Historic Preservation Advisory Board (HPAB) approved a motion to approve the COA by a vote of 5-1, with Board Member Miller dissenting and Board Member Lewis absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee", is written over a faint, larger signature.

Henry Lee, AICP, *Senior Planner*
City of Rockwall Planning and Zoning Department