CASE COVER SHEET

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

PLANNING & ZONING CASE NO. H2026-002

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

On April 16, 2026, the Historic Preservation Advisory Board (HPAB) approved a motion to approve of the Small Matching Grant of $1,000.00 by a vote of 3-1, with Board Member Miller dissenting, Board Members Gaskin and Freed absent, and Board Member Webb recusing herself.

CONDITIONS OF APPROVAL

NOTES

HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

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 507 E Rusk St
SUBDIVISION Griffiths Addition LOT C BLOCK 11

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 Rodney + Fran Webb
ADDRESS [redacted]
PHONE
E-MAIL

APPLICANT(S) NAME
ADDRESS
PHONE
E-MAIL

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

CONSTRUCTION TYPE [CHECK ONE]: ☐ EXTERIOR ALTERATION ☐ NEW CONSTRUCTION ☐ ADDITION ☐ DEMOLITION ☐ RELOCATIONS ☑ OTHER, SPECIFY: fence improvement

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (*IF APPLICABLE*): $2545.00

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.

We are replacing a 90's era wrought-iron fence with a historically-appropriate antique iron fence.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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

OWNER'S SIGNATURE RWebb ***APPLICANT'S SIGNATURE***

507 EAST RUSK

ANTIQUE FENCE PROJECT

17 March, 2026

Dear Rockwall Historic Preservation Advisory Board,

We are requesting funds from the Small Matching Grants Program for an antique fence project we are planning for our home at 507 East Rusk Street in Rockwall.

We currently have a 90's era black wrought-iron fence along the eastern side of our backyard, which runs along Tyler Street. We are planning to replace that fence with an antique iron fence, which will be far more historically appropriate for our medium-contributing 1890's farmhouse. We have an estimated the total cost of the project to be $2,545.

We have included a sketch of the project, along with a photo of the type of fence we will be installing.

Sincerely,

Rodney Webb

972-824-6690

507 E Rusk St
Rockwall, TX 75087

coachrodneywebb@gmail.com

Current Fence

Proposed new fence

A Rustic Garden Quote Form

Phone 866-514-2733

Email info@arusticgarden.com

Date: 5-10-25
Name: Rodney Webb
Address: 507 East Rusk
Rockwall TX 75087
Phone: (972) 824-6690
Email: coachrodneywebb@gmail.com

Project Information:

Height: ☐ ☑ ☐ ☐ ☐
2' 3' 4' 5' 6'

Number of Gates: 1

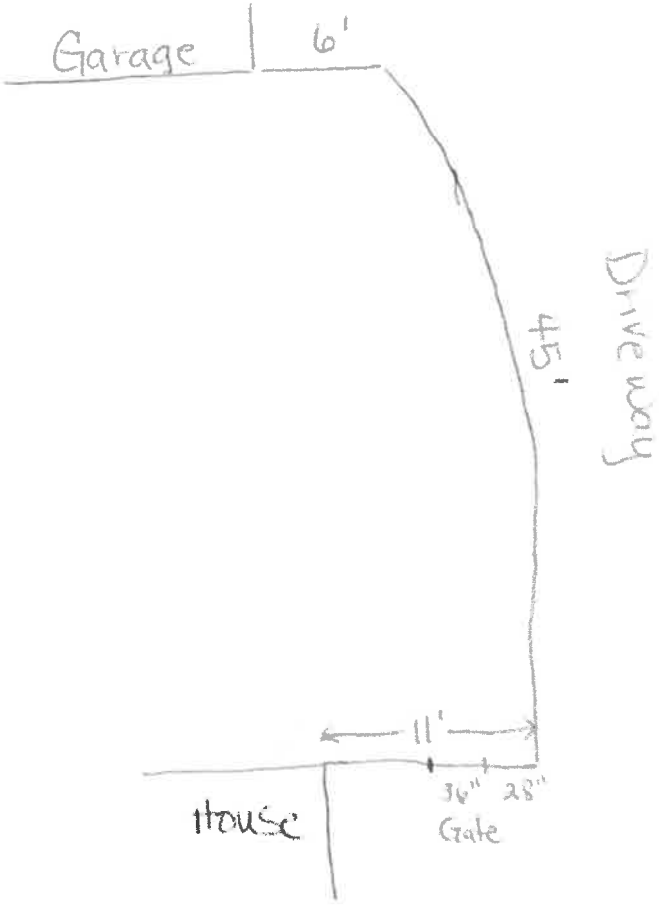
Permanent Posts: ☐ ☐ ☑
(See Below) Y N not sure

Please Include a simple sketch below The interlocking iron fence stakes itself so permanent square steel posts are not used in all applications however many customers do use them at the gateways, corners and at the ends of the runs With 5' tall and 6' tall fence we use more square posts throughout the run for extra stability Be sure to include the length of each side and location of gateways Also indicate if there is a noticeable slope to your property

Additional Information:

wanting to install 3' unpainted wrought iron panels

not sure how many permanent posts I'll need



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:	April 16, 2026
APPLICANT:	Rodney and Fran Webb
CASE NUMBER:	H2026-002; *Small Matching Grant for 507 E. Rusk Street*

On March 18, 2026, staff received an application for a *Small Matching Grant* from the property owners -- *Rodney and Fran Webb* -- for the purpose of obtaining the grant to replace an existing wrought iron fence with a three (3) foot, antique iron fence. The subject property is located at 507 E. Rusk Street and is designated as a *Medium Contributing Property*. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), residential properties located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District, that are *Contributing* (*i.e. High, Medium, or Low Contributing*) or *Landmarked Properties*, are eligible for matching funds up to $1,000.00. In this case, the subject property is located within the Old Town Rockwall (OTR) District and is classified as a *Medium Contributing Property*. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he Small Matching Grants Program was established for eligible properties located within the City's Historic Districts for the purpose of encouraging small improvements and beautification projects." The proposed project includes improvements that will be visible from the street (*i.e. wrought iron fence that runs along N. Tyler Street*) and -- *based on the applicant's scope of work* --, the proposed fence replacement <u>*does*</u> appear to meet the intent of the program. The total valuation of the project provided by the applicant is $2,545.00, and would be qualified for a *Small Matching Grant* of up to $1,000.00; however, approval of this request is a discretionary decision for the Historic Preservation Advisory Board (HPAB). As of October 1, 2025, the Historic Preservation Advisory Board (HPAB) has approved one (1) *Small Matching Grant* for FY2026. Should this request be approved, the *Small Matching Grants Fund* would be reduced to $3,500.00.

HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

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 507 E Rusk St
SUBDIVISION Griffiths Addition LOT C BLOCK 11

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 Rodney + Fran Webb
ADDRESS [redacted]
PHONE
E-MAIL

APPLICANT(S) NAME
ADDRESS
PHONE
E-MAIL

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

CONSTRUCTION TYPE [CHECK ONE]: ☐ EXTERIOR ALTERATION ☐ NEW CONSTRUCTION ☐ ADDITION ☐ DEMOLITION ☐ RELOCATIONS ☑ OTHER, SPECIFY: fence improvement

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (*IF APPLICABLE*): $2545.00

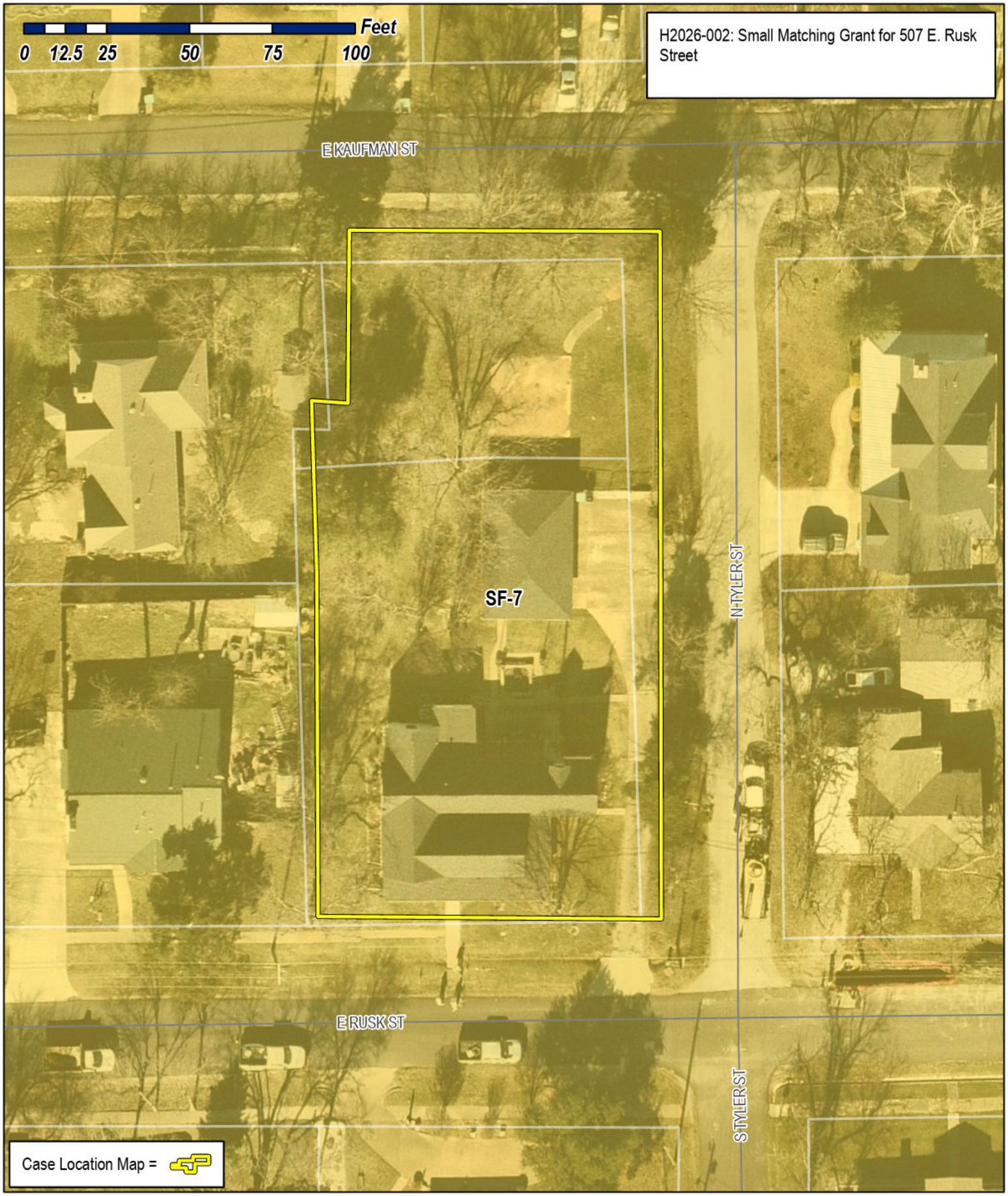
PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR *LOCAL LANDMARK EVALUATION & DESIGNATION* REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT 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.

We are replacing a 90's era wrought-iron fence with a historically-appropriate antique iron fence.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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

OWNER'S SIGNATURE RWebb ***APPLICANT'S SIGNATURE***



City of Rockwall

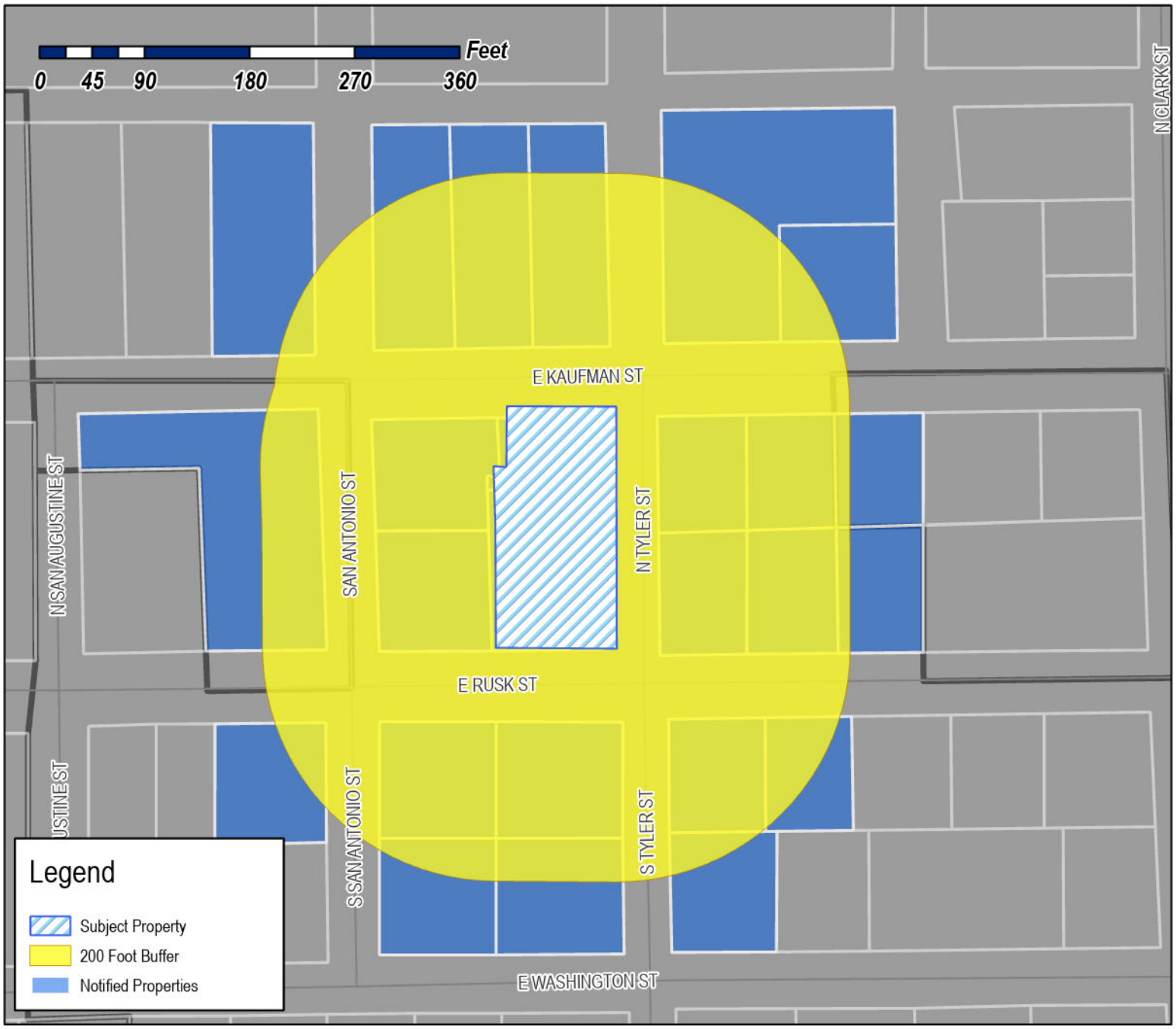
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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

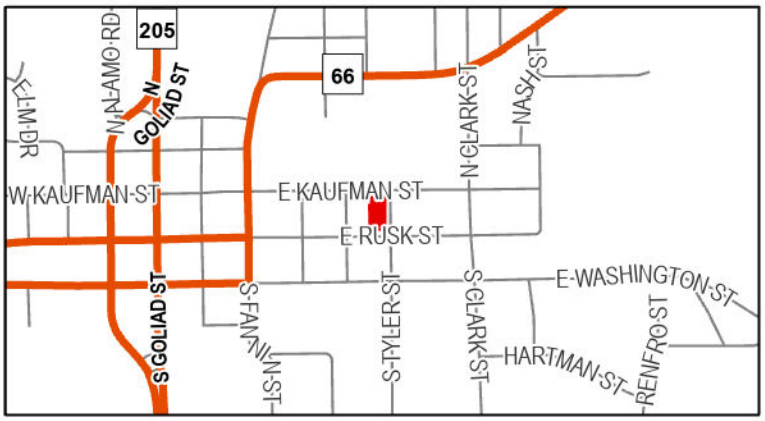
City of Rockwall

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

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



Case Number: H2026-002
Case Name: Small Matching Grant for a Medium-Contributing Property
Case Type: Historic
Zoning: Single-Family (SF-7) District
Case Address: 507 E. Rusk Street



Date Saved: 3/30/2026
For Questions on this Case Call: (972) 771-7745

RESIDENT
RUSK ST
ROCKWALL, TX 75087

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

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

SMILEY KAREN APRIL
1319 Nevarc Rd
Warminster, PA 18974

HEFLIN JERRY
159 WESTWARD DR
ROYSE CITY, TX 75189

RESIDENT
180 SAN ANTONIO ST
ROCKWALL, TX 75087

WIMPEE JOE AND
BEAU WIMPEE
1800 DALTON RD
ROCKWALL, TX 75087

TOVAR BASILLIA &
213 CHEYENNE TRL
TERRELL, TX 75160

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

RESIDENT
405 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
406 E RUSK
ROCKWALL, TX 75087

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

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

RESIDENT
502 E RUSK
ROCKWALL, TX 75087

RICHARDSON CATHERINE E AND TRENTON R
503 E KAUFMAN
ROCKWALL, TX 75087

ARCHER KERRY ANNE
503 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

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

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

WEBB RODNEY D AND FRAN W
507 E RUSK ST
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
602 E RUSK
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
603 E RUSK ST
ROCKWALL, TX 75087

GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

HORNER ANDREA J
604 E. RUSK ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
605 E RUSK
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

PUBLIC NOTICE

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

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

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

Case No. H2026-002: Small Matching Grant for 507 E. Rusk Street

Hold a public hearing to discuss and consider a request by Fran and Rodney Webb for the approval of a *Small Marching Grant* for a *Front Yard Fence* replacement on a *Medium Contributing Property* being a 0.4590-acre parcel of land identified as Lot 11, Block C, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 507 E. Rusk Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on *Thursday, April 16, 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:

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

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

Your comments must be received by *Thursday, April 16, 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. H2026-002: Small Matching Grant for 507 E. Rusk Street

Please place a check mark on the appropriate line below:

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

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

Name:

Address:

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

507 EAST RUSK

ANTIQUE FENCE PROJECT

17 March, 2026

Dear Rockwall Historic Preservation Advisory Board,

We are requesting funds from the Small Matching Grants Program for an antique fence project we are planning for our home at 507 East Rusk Street in Rockwall.

We currently have a 90's era black wrought-iron fence along the eastern side of our backyard, which runs along Tyler Street. We are planning to replace that fence with an antique iron fence, which will be far more historically appropriate for our medium-contributing 1890's farmhouse. We have an estimated the total cost of the project to be $2,545.

We have included a sketch of the project, along with a photo of the type of fence we will be installing.

Sincerely,

Rodney Webb

972-824-6690

507 E Rusk St
Rockwall, TX 75087

coachrodneywebb@gmail.com

Current Fence

Proposed new fence

A Rustic Garden Quote Form

Phone 866-514-2733

Email info@arusticgarden.com

Date: 5-10-25
Name: Rodney Webb
Address: 507 East Rusk
Rockwall TX 75087
Phone: (972) 824-6690
Email: coachrodneywebb@gmail.com

Project Information:

Height: ☐ ☑ ☐ ☐ ☐
2' 3' 4' 5' 6'

Number of Gates: 1

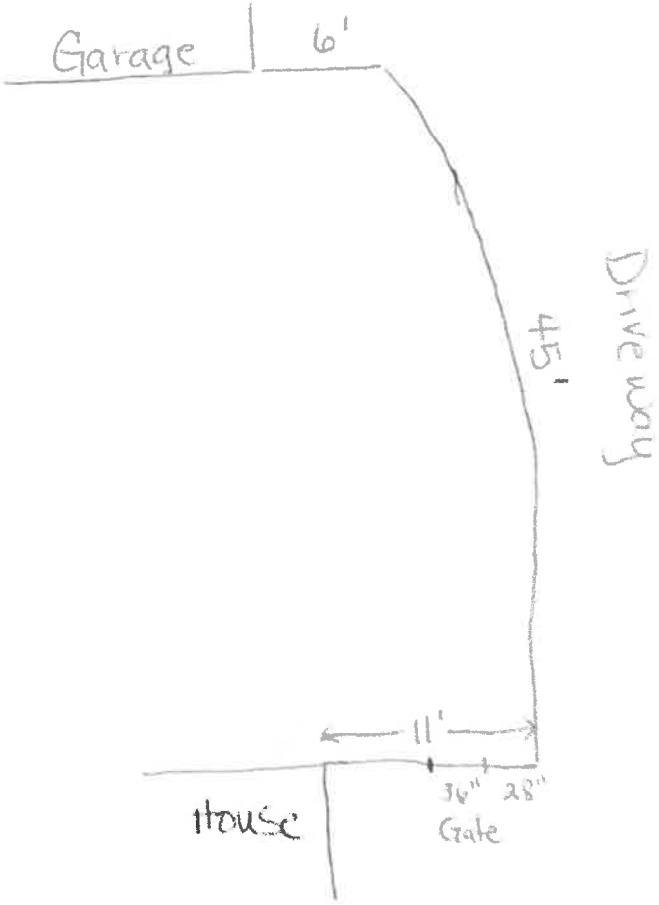
Permanent Posts: ☐ ☐ ☑
(See Below) Y N not sure

Please Include a simple sketch below The interlocking iron fence stakes itself so permanent square steel posts are not used in all applications however many customers do use them at the gateways, corners and at the ends of the runs With 5' tall and 6' tall fence we use more square posts throughout the run for extra stability Be sure to include the length of each side and location of gateways Also indicate if there is a noticeable slope to your property

Additional Information:

wanting to install 3' unpainted wrought iron panels

not sure how many permanent posts I'll need



507

NOV 11 2004

507
AUG 13 2003

AUG 13 2003

DATE: April 17, 2026

TO: Rodney and Fran Webb
507 E. Rusk Street
Rockwall, TX 75087

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

SUBJECT: H2026-002; Small Matching Grant for 507 E. Rusk Street

Rodney and Fran:

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 April 16, 2026. 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) 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 April 16, 2026, the Historic Preservation Advisory Board (HPAB) approved a motion to approve of the Small Matching Grant of $1,000.00 by a vote of 3-1, with Board Member Miller dissenting, Board Members Gaskin and Freed absent, and Board Member Webb recusing herself.

Small Matching Grant
The total valuation of the project provided by the applicant is $2,545.00, and would qualify for a Small Matching Grant of $1,000.00.

Once the proposed project has been completed, the applicant shall submit a sworn statement of completion acknowledging that the project has been completed in accordance with the application submitted and approved by the HPAB. In addition, the applicant will be required to submit all receipts for the cost of the project. Within 15-days of the receipt of the sworn statement of completion, staff shall verify that the improvements have been completed as required by the HPAB and document the improvements for the City's records. If the improvements have been completed as approved, staff will issue a check request in the applicant's name to the Finance Department for the full amount approved by the HPAB.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6438.

Sincerely,

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department