



# HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: H 2018-022

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 401 N Fannin St Rockwall Tx 75087

Subdivision BF Boydston Lot C Block 122

### 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: Fence Contractor

Owner(s) Name James & Peggy Ricketts

Applicant(s) Name Jared Wicker DBA: RGC's Over-Hauling

Address 401 N Fannin St  
Rockwall, Tx 75087

Address 4607 CR 2648  
Royse City Tx 75139

Phone (214) 455-6645

Phone (972) 400-1195

E-Mail jricketts@wheel-source.com

E-Mail RGC0H@yahoo.com

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

Construction Type [Check One]:  Exterior Alteration  New Construction  Addition  Demolition

Relocations  Other, Specify: Replace exterior picket fence

Estimated Cost of Construction/Demolition of the Project (if Applicable): \$ 9,000.00

**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.

Please see attached memo.

### 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 James Ricketts

Applicant's Signature [Signature]



# PLANNING AND ZONING CASE CHECKLIST

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

H2018-022  
023

P&Z CASE # 024 P&Z DATE \_\_\_\_\_ CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_

ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE 12/20/18 PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECIEPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPTER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____

**CITY OF ROCKWALL**  
**HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO**

**AGENDA DATE:** 12/20/2018  
**APPLICANT:** James and Peggy Ricketts  
**AGENDA ITEM:** **H2018-022**; *COA for 401 N. Fannin*

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**SUMMARY:**

Hold a public hearing to discuss and consider a request by Jarod B. Wicker of RGC's Over-Hauling on behalf of James and Peggy Ricketts for a Certificate of Appropriateness (COA) for an exterior fence replacement on a High-Contributing Property zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 401 N. Fannin Street, further identified as Lot C, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.

**CHARACTERISTICS OF THE PROJECT:**

The applicant is requesting the approval of a Certificate of Appropriateness (COA) in conjunction with a Building Permit Fee Waiver [*H2018-023*] and a Small Neighborhood Matching Grant [*H2018-024*] for the purpose of replacing an exterior fence on a *High-Contributing Property* that is located within the Old Town Rockwall (OTC) Historic District and addressed as 401 N. Fannin Street.

The subject property is recognized as a *High-Contributing Property*, which indicates the property retains a high degree of architectural and physical integrity, and possesses strong associations with regard to the structures' historic context. The home is approximately 2,447 sq. ft., and – based on the 2017 Historic Resources Survey – the main area was considered to have been constructed in the Folk Victorian style in 1905. The property is zoned Single Family 7 (SF-7) District and is located at the northwest corner of N. Fannin Street and N. Olive Street.

On June 16, 2016, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [*H2018-004*] to allow renovations and expansion of the existing home on the subject property. On September 21, 2017, staff initiated a Reconsideration of Contributing Status request after reviewing the progress of the renovation and recognizing that the *High Contributing* designation may no longer be appropriate for the property. Following a review, the Historic Preservation Advisory Board (HPAB) passed a motion to allow the subject property to maintain its *High-Contributing* designation by a vote of 7-0.

As the renovations near completion, the applicants would like to repair/replace the existing fence. Currently, there is picket fence that is ~208-foot long and three (3) feet in height. The applicant is proposing to replace the fence and to match the size, style, and color of the existing fence. In addition, the applicant would like to add two (2) sliding gates at the entrance of the 'u-shaped' driveway (*i.e. the driveway has two (2) entrances from the street forming a 'U'*) on the subject property. According to the applicants, when the gate is closed, it will appear as an extension of the picketed fence. When the gate is opened, the two (2) gates will slide inward (*i.e. toward the center of the two [2] drive entrances*).

According to Subsection III.B, *Fences*, of Section III, *Building Standards* of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), fences requiring a fence/building permit are required to be reviewed by the Historic Preservation Advisory Board (HPAB). The Unified Development Code (UDC) further states that any fence that requires review

must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot. In this case, the applicant is proposing to match the existing fence. The applicants have provided pictures of the existing fence and where the matching sliding gates will be located.

**STAFF ANALYSIS:**

When analyzing the applicant's request (*i.e. approval of a Certificate of Appropriateness [COA] to allow replacement of the exterior fence*), the proposed fence does conform to the design guidelines and matches the present style and color of the existing fence. Given the applicant's scope of work, this request conforms to the development standards stipulated in the Unified Development Code (UDC) and approval of this request does not appear to negatively impact the historic integrity of the subject property or neighboring properties. With that being said, approval of a Certification of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

**RECOMMENDATIONS:**

Should the Historic Preservation Advisory Board (HPAB) approve the Certificate of Appropriateness (COA), staff would recommend the following conditions of approval:

- 1) Any construction or building necessary to complete this Certificate of Appropriateness (COA) request must conform to the requirements set forth by the UDC, the International Building Code, 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.



H2018-022 - 401 N. FANNIN STREET  
 HISTORIC - LOCATION MAP =

0 15 30 60 90 120 Feet

GR

SF-7

OLIVE

FANNIN

WILLIAMS

DT



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (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.



**Attention: Historic Preservation Advisory Board for the City of Rockwall**

**Property Details:**

- **Owners: James & Peggy Ricketts**
- **401 N Fannin Rockwall Tx 75087**
- **Property Type - Parcel, Residential**
- **Subdivision - B F Boydston**
- **Tract - C**
- **Block – 122**
- **Lot – C**
- **Year Built – 1905**

***This letter is being written on behalf of the current property owners, James & Peggy Ricketts. RGC's Over-Hauling is requesting a fence permit for the newly remodeled structure located at the above address. The current fence on the street side of the above address is a 3 foot tall, gothic picket fence which is presently needing to be restored. The linear measurement of the existing picket fence is 280 feet which includes a total of 2 walk gates and 2 sliding gates which will be an upgrade to the current overall design. RGC's Over-Hauling will rebuild the current fence matching the present style and color with some required upgrades in order to stay code compliant. The current posts holding up the fence are a standard 4x4 treated pine which are showing significant signs of rot and decay. RGC's Over-Hauling will set steel galvanized posts on 8 foot centers in a minimum of 2 foot of concrete. Treated 2x4 rails will then be attached to the posts once concrete has cured at which time the gothic picket will be nailed to the rails matching the present design. In reference to the sliding gates at each driveway entrance, the frame will be a welded galvanized steel mounted onto a v track slide system. Each gate will be slightly offset from each other and slide inward to the open position resting in the center area between both driveway's. Rails and pickets will directly match the remainder of the fence for uniformity. Once construction of the new fence has been completed, both sides will be painted a bright white to resemble the current color.***

**Sincerely,**

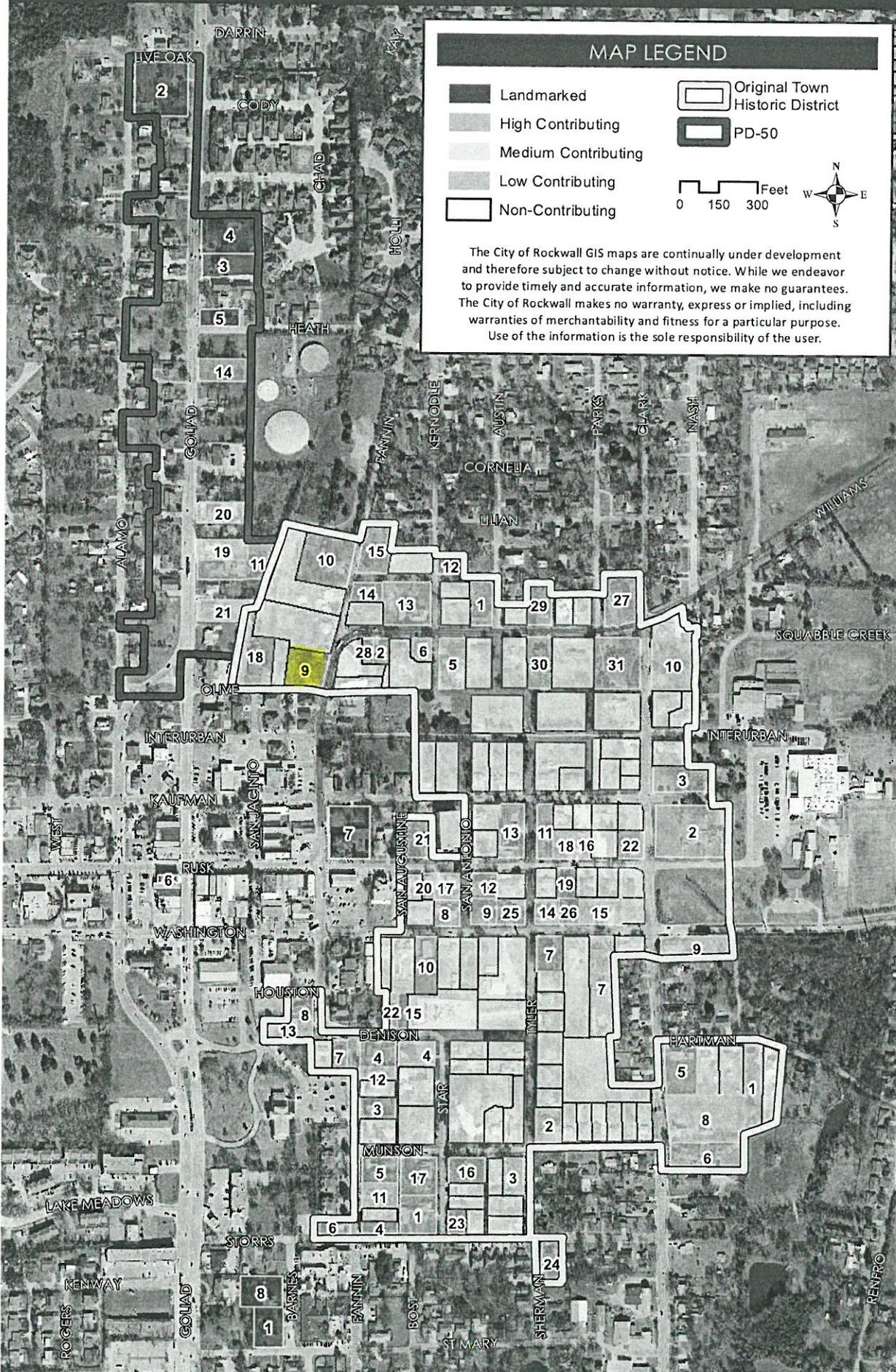
**Jarod B. Wicker  
RGC's Over-Hauling  
(972) 400-1195  
RGCOH@yahoo.com**



# Original Town Historic District Contributing Properties

City of Rockwall, Texas

Planning & Zoning Department



### MAP LEGEND

- Landmarked
- High Contributing
- Medium Contributing
- Low Contributing
- Non-Contributing
- Original Town Historic District
- PD-50

0 150 300 Feet

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- ### PROPERTY LIST
- High Contributing:**
    - 01 501 Austin Street
    - 02 104 N Clark Street
    - 03 202 N Clark Street
    - 04 311 S Fannin Street
    - 05 300 Munson Street
    - 06 410 S Fannin Street
    - 07 310 S Fannin Street
    - 08 302 S Fannin Street
    - 09 401 N Fannin Street
    - 10 601 N Fannin Street
    - 11 506 N Goliad Street
    - 12 602 Kernodle Street
    - 13 501 Kernodle Street
    - 14 302 Margaret Street
    - 15 301 Margaret Street
    - 16 402 Munson Street
    - 17 308 Munson Street
    - 18 105 Olive Street
    - 19 604 E Rusk Street
    - 20 404 E Rusk Street
    - 21 401 E Rusk Street
    - 22 611 E Rusk Street
    - 23 501 Storrs Street
    - 24 602 Storrs Street
    - 25 505 E Washington Street
    - 26 605 E Washington Street
    - 27 601 Williams Street
    - 28 304 Williams Street
    - 29 505 Williams Street
    - 30 504 Williams Street
    - 31 602 Williams Street
  - Medium Contributing:**
    - 01 710 Hartman Street
    - 02 501 Munson Street
    - 03 408 Munson Street
    - 04 304 Star Street
    - 05 402 Williams Street
    - 06 310 Williams Street
    - 07 608 Washington Street
    - 08 307 S Clark Street
    - 09 201 S Clark Street
    - 10 306 N Clark Street
    - 11 407 S Fannin Street
    - 12 313 S Fannin Street
    - 13 306 S Fannin Street
    - 14 601 E Washington Street
    - 15 609 E Washington Street
    - 16 605 E Rusk Street
    - 17 406 E Rusk Street
    - 18 603 E Rusk Street
    - 19 602 N Goliad Street
    - 20 702 N Goliad Street
    - 21 502 N Goliad Street
    - 22 303 Denison Street
  - Low Contributing:**
    - 01 406 Star Street
    - 02 306 Williams Street
    - 03 317 S Fannin Street
    - 04 411 S Fannin Street
    - 05 301 S Clark Street
    - 06 401 S Clark Street
    - 07 602 E Washington Street
    - 08 405 E Washington Street
    - 09 503 E Washington Street
    - 10 402 E Washington Street
    - 11 601 E Rusk Street
    - 12 502 E Rusk Street
    - 13 507 E Rusk Street
    - 14 810 N Goliad Street
    - 15 305 Denison Street
  - Landmarked Properties:**
    - 01 109 St Marys Street
    - 02 925 N Goliad Street
    - 03 908 N Goliad Street
    - 04 912 N Goliad Street
    - 05 902 N Goliad Street
    - 06 102 S Goliad Street
    - 07 100 E Fannin Street
    - 08 506 Barnes Street









  
Regan Custom Homes  
www.reganhomes.com  
214.600.9086 builtbyregan.com











February 26, 2019

JAROD WICKER  
4607 CR 2648,  
Royse City, Tx 75189

**RE: COA HISTORIC (H2018-022), 401 N. Fannin Street (COA)**

To Whom It May Concern:

On 12/20/2018, the Historical Preservation Advisory Board (HPAB) voted to approve Case No. H2018-022 with the following conditions of approval:

*HISTORIC PRESERVATION ADVISORY BOARD (HPAB):*

*On December 20, 2018, the Historic Preservation Advisory Board's (HPAB's) motion to approve a Certificate of Appropriateness (COA) for the purpose of replacing an existing fence passed by a vote of 4-0 with Board Members Bowlin, Mishler, and Francisco absent.*

Please feel free to contact me if you have any additional questions concerning this request. Our office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday, and our phone number is (972) 771-7745. Additionally, our offices are located on the first floor of the City Hall, which is located 385 S. Goliad Street, Rockwall, Texas 75087.

Sincerely,

  
**Korey Brooks, AICP**  
Senior Planner  
Planning & Zoning Department  
City of Rockwall