CASE COVER SHEET

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

PLANNING & ZONING CASE NO. H2023-008

HISTORIC PRESERVATION ADVISORY BOARD APPLICATIONS

- [x] 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:
- [x] 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:
- [x] RESIDENTIAL
- [ ] COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 307 S. Clark St

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? [x] YES [ ] NO

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

[x] CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

[ ] OTHER, SPECIFY:

OWNER(S) NAME	Kim Armstrong	APPLICANT(S) NAME	
ADDRESS	307 S. Clark St	ADDRESS	
PHONE	214-500-0600	PHONE	
E-MAIL	Kaid8919@gmail.com	E-MAIL	

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

CONSTRUCTION TYPE [CHECK ONE]:
- [ ] EXTERIOR ALTERATION
- [ ] NEW CONSTRUCTION
- [ ] ADDITION
- [ ] DEMOLITION
- [ ] RELOCATIONS
- [x] OTHER, SPECIFY: add driveway, landscaping, sprinkler system

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.

I put this in a power point presentation

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***

Dear Historical Preservation Board,

The reason I am requesting a meeting, is to review the hardscape plans for a driveway extension. At the current time, our driveway will only hold one vehicle. Other options for Parking are in the yard. This is not only unattractive, but it is also not an option when the ground is wet. We have had our vehicle stuck in the mud, and along with it being inconvenient, it also creates unsightly ruts and mud tracks along the drive and city streets.

Because I love the house and the architecture so much knew it was important to have professional landscaping plans created. So I invested in a landscape designer to create plans that will enhance the house in the best way. I believe it is my obligation to preserve this property with the original integrity in which it was built. This is a very special home, and there are not many homes around that have the character and charm that this home has. From the wavy windows to the long leaf pine floors, shiplap interior, creaky stairs etc. This home has a history, and a soul. It is why I fell in love with this home. Before this home came on the market, I was driving around with my real estate agent. We passed this home a couple of times- the first time we passed it I said, *"If that home ever comes on the market, I would scoop it up in a heartbeat. But no one ever puts a home like that on the market."* From then on, every time I would pass this home with my agent in the car, I would say, *"There's my home!"* We would both laugh. Well, Low and behold several months later, this home DID come on the market. I couldn't believe it, I had spotted it on Zillow- So, I called my realtor, and I told her, we NEED to get this home.

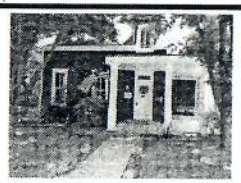
I devoured the photos of this home online; I visually walked the entire house in my head before I ever stepped foot inside the home to see it in person. From the photos I mapped out the layout in my head. – My realtor, of course, scheduled a showing immediately after I called her. When I stepped into the home for the first time, I could just feel everything was right about this place. I stepped into the foyer, I saw the pine steps, the cast metal hinges still left on the door opening, the stained-glass window installed in the door, it was just everything I thought it would be. We took one step into the room off the foyer, and I squealed, *"This is it, Let's go sign the papers!!!"* I turned on one heel to begin to leave so we could get the paperwork going, immediately, (I didn't want to waste any time)! My realtor Laughed, and said, *"Well, I guess you like it, but don't you want to see the rest of the house."* We both laughed and I agreed that would probably be a good idea.

While we grabbed the opportunity to own this dream property, we were not in a position to move in right away. Our intention is to retire and slow down our lives in this home in a few years. We knew we would never get another opportunity to own a home of this caliber. We knew this was our "once in a life-time opportunity." In the present day, we would like to invest in the improvement of this gorgeous home so that it is perfect in every way and ready for us when we do retire in a few years. We are asking for your teamwork in making those improvements to our very special Part of History!

Sincerely,

Kim and Chris Armstrong
307 S. Clark St. Rockwall, TX 75087

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio



CapitalTitle

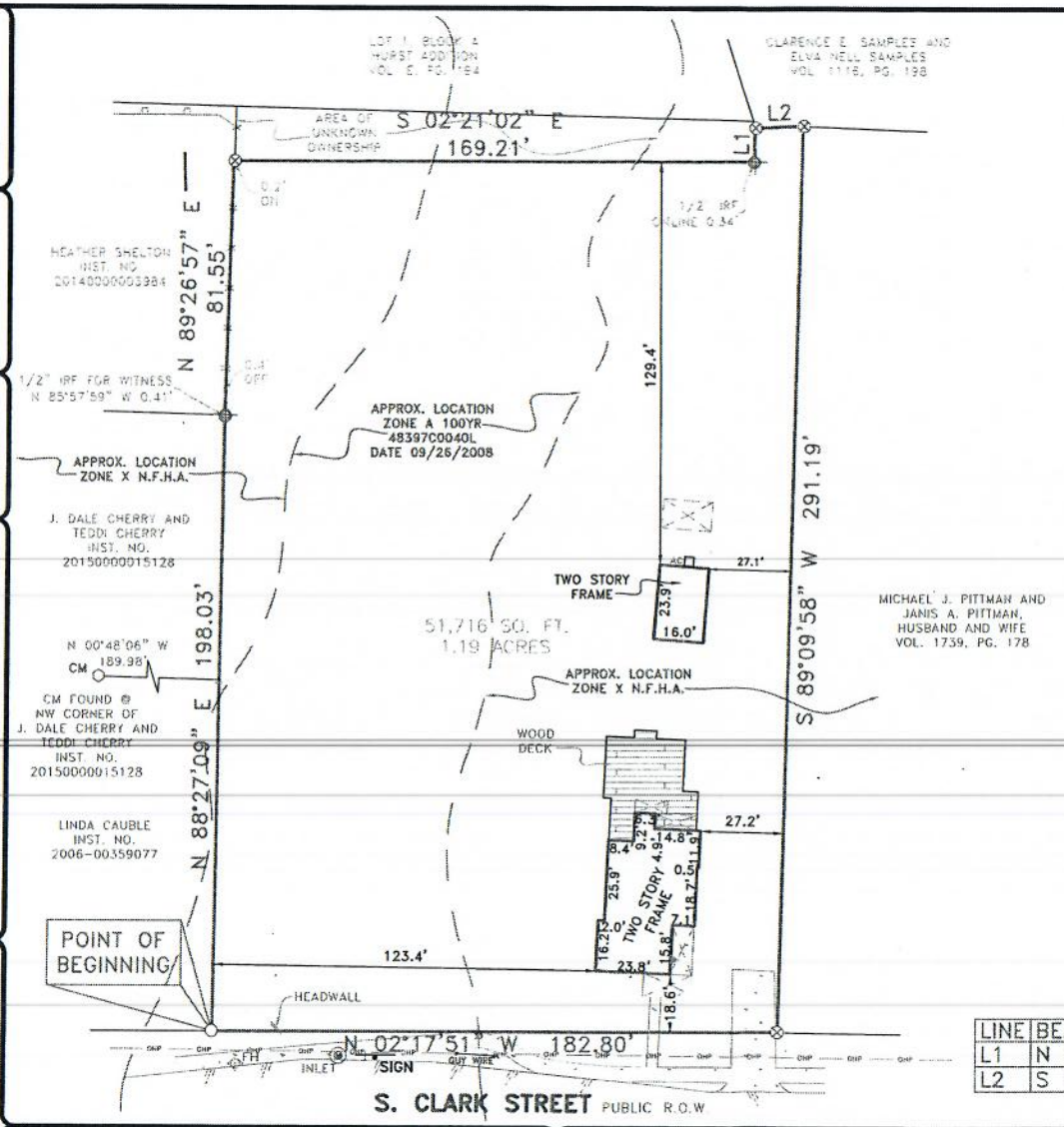
LEGEND

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 3/4" ROD FOUND	AC AIR CONDITIONER
⊠ "X" FOUND/SET	PE POOL EQUIPMENT
⊕ POINT FOR CORNER	● POWER POLE
⊛ 5/8" ROD FOUND	△ OVERHEAD ELECTRIC
T TRANSFORMER PAD	IRON FENCE
■ COLUMN	BARBED WIRE
▲ UNDERGROUND ELECTRIC	EDGE OF ASPHALT
OHP OVERHEAD ELECTRIC POWER	EDGE OF GRAVEL
OES OVERHEAD ELECTRIC SERVICE	STONE
CHAIN LINK	CONCRETE
WOOD FENCE 0.5' WIDE TYPICAL	COVERED AREA
DOUBLE SIDED WOOD FENCE	BRICK

EXCEPTIONS:

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

NOTE: REVISION MADE TO ADD SET CORNERS AND UPDATED LEGAL. 07/30/19-MARIA



LINE	BEARING	DISTANCE
L1	N 88°54'14" E	10.96'
L2	S 03°57'21" E	15.72'

0 40 80 120

307 S. Clark Street

Being a tract of land situated in the Benjamin F. Boydston 572 acre Survey, Abstract No. 14, Rockwall County, Texas, same being that tract of land conveyed to Tyler R. Riddle and Megan L. Riddle, by deed recorded in Instrument No. 20160000007399, Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Linda Cauble, by deed recorded in Instrument No. 2006-00359077, Official Public Records of Rockwall County, Texas and lying along the East line of S. Clark Street (public right-of-way);

THENCE North 88 degrees 27 minutes 09 seconds East, along the South line of said Cauble tract, a distance of 198.03 feet to a point for corner, said corner being the Southeast corner of that tract of land conveyed to J. Dale Cherry and Teddi Cherry, by deed recorded in Instrument No. 20150000015128, Official Public Records of Rockwall County, Texas and being the Southwest corner of that tract of land conveyed to Heather Shelton, by deed recorded in Instrument No. 20140000003984, Official Public Records of Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 85 degrees 57 minutes 59 seconds West, a distance of 0.41 feet for witness;

THENCE North 89 degrees 26 minutes 57 seconds East, along the South line of said Shelton tract, a distance of 81.55 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

THENCE South 02 degrees 21 minutes 02 seconds East, a distance of 169.21 feet to a point for corner, from which a 1/2 inch iron rod found online bears in a Northerly direction at a distance of 0.34 feet for reference;

THENCE North 88 degrees 54 minutes 14 seconds East, a distance of 10.96 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of that tract of land conveyed to Clarence E. Samples and Elva Nell Samples, by deed recorded in Volume 1116, Page 198, Deed Records of Rockwall County, Texas;

THENCE South 03 degrees 57 minutes 21 seconds East, along the West line of said Samples tract, a distance of 15.72 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of that tract of land conveyed to Michael J. Pittman and Janie A. Pittman, husband and wife, by deed recorded in Volume 1739, Page 178, Deed Records of Rockwall County, Texas;

THENCE South 89 degrees 09 minutes 58 seconds West, along the North line of said Pittman tract, a distance of 291.19 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Pittman tract and lying along the aforementioned East line of S. Clark Street;

THENCE North 02 degrees 17 minutes 51 seconds West, along said East line of S. Clark Street, a distance of 182.80 feet to the POINT OF BEGINNING and containing 51,716 square feet or 1.19 acres of land.

NOTES:
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone A and does lie within the 100 year flood zone. Except as shown.

This survey is made in conjunction with the information provided by Capital Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Date: _____ Accepted by: _____ Purchaser

_____ Purchaser

Drawn By: MARIA
Scale: 1" = 40'
Date: 07/22/19
GF NO.: 19-428506-RW
Job No. 1914510

CBG SURVEYING TEXAS LLC
12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

STATE OF TEXAS
REGISTERED
JONATHAN M. QUILL
5882
PROFESSIONAL
LAND SURVEYOR

JONATHAN M. QUILL
R.P.L.S. NO. 5882

307 S. Clark Street, Rockwall, TX 75087

- I would like to propose adding a driveway extension to the existing parking pad currently installed at my residence
- Our intentions are to be historically accurate in the selection of the material, and to enhance the curb appeal of the home
- We have hired a landscape designer, and I hope to get approved Option A in my presentation so that I have room in my budget to finish the landscaping design as intended
    - I believe the vegetation and the landscaping will make my house extremely more appealing for the curb appeal of my home as well as the city.
- I will provide the landscaping plan as I think it is important to the design plan and is integrated with the
- I will provide My own Cad Plan for what I would like to propose as the overall layout of the hardscaping- I have had several revisions with the landscape designer, and my Autocad Plans are the most scaled drawings, and represent most accurately the placement of material -
    - I am not able to draw the flower beds in as easily on Cad, so please follow along as I present the landscaping plan in conjunction with my hardscaping layout.
- Our Intention is to get Option A Passed, I will provide Option B as a back up plan-
    - This option is B is 2.8 times more expensive than Option A
    - Option Bwill not allow us to install the flower beds for a few years, as I slowly build back my finances
- If Option A is not Approved, please see if Option B could be approved
    - Option B is almost triple the costs of Option A
    - This will completely drain all of our funds for additional improvements like landscaping and sprlnklers
    - This will require us to hold off on the landscaping plans for several years.
- The Survey is Included in these pages
- Photos of the existing conditions are included

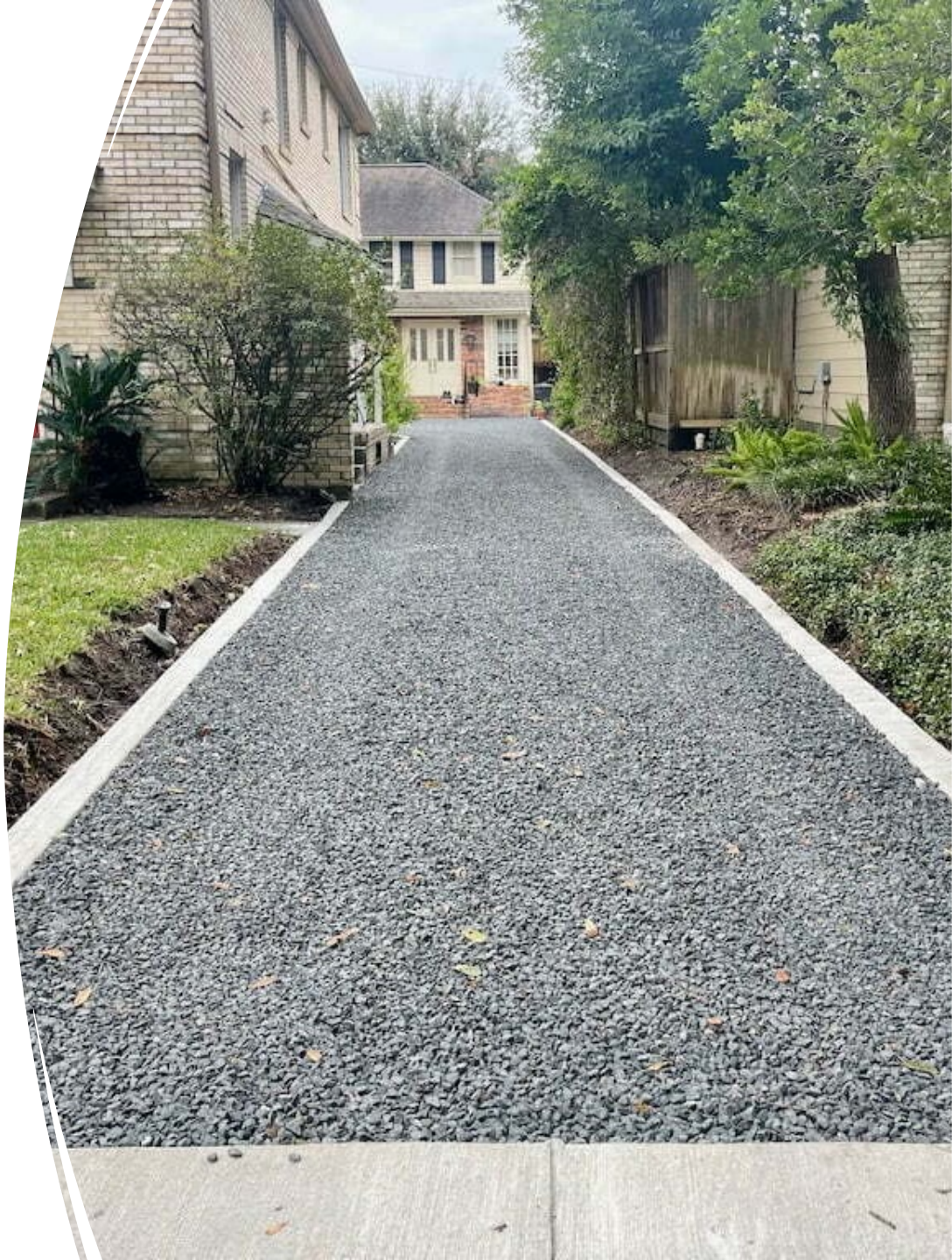
Option A:

Black Star Gravel with stone lined edge

Price: $12,000- (driveway only, not including landscaping)

Research on Historical materials for a Driveway

- The first known use of word driveway was in 1871. According to “This Old House”, most houses built before 1850 were reached via dirt paths. Driveways for the common home simply did not exist. The dirt paths were direct rather than meandering, and not very wide, perhaps 3’ at most. They were not even meant for carriages – and certainly not meant for vehicles which would appear in later years. In later years, the driveway was originally designed to be a path that you drove on (originally for carriages) to reach the front of a home. Only in modern times, when everyone owned a car, did there become a need for a place to store it (garage), so the driveway became a place to “park your car.” With the age of motorized vehicles, post 1900, actual driveways and back alley access ways became commonplace. During the second half of the 19th century, creative driveways began to show up on nicer homes. Semi-circular drives and curving walks, along with the addition of curbing—trimmed edges of cobblestone, cut stone, brick, shells, or clay tile began to make an appearance. Gravel was the preferred surfacing material, although brick, stone and flagstone walks became more prominent and sometimes only a two wheel concrete ribbon down a grass or dirt path. Today’s driveways and choices of paving materials are plentiful, ranging from concrete, asphalt, gravel, and decomposed granite, to more creative and long lasting materials such as brick, natural stone pavers, and our favorite; cobblestone!



Hopedene mansion, from American estates and gardens (1904)

Similar shape and similar materials I am proposing using.

More Facts on Gravel Driveways

A driveway of pea-size gravel trimmed with a cobbled, brick, or picturesque seashell curb offers a textured surface that complements the old house and also drains well. Brick and stone (including cobbles) are also good choices for drives—especially where they were used regionally, as brick was in the South. For walks, choose a smoother surface, such as bricks, frostproof brick pavers, or paving stones (e.g., bluestone or other local sedimentary stone). Set heavy, thick stones or bricks in stone dust or sand, not mortar.

Driveways started during the days of horse and cart days of the 1890's pretty much before this there wasn't anything but just old dirt tracks made from mud. Towards the end of the 19th century those with money started to be extra creative creating curves and bends, the design started to change too including curbs being added with edging made from things like clay tiles and cut stones.
The next real change to the history of driveways was the introduction of gravel to the road surface, along with walkways made from flagstone, brick or cobbles.

- To the right, is an image of a home located very close, in Terrell, TX off of Griffith Ave. – This image was taken in 1950- they have a gravel Driveway.

Black Star Gravel is what we would use on the center part of the gravel drive.

- You will find evidence of this material throughout the neighborhood
  - Especially prominently used along Boydstun Dr.

I have visited Preston Hollow many times, and I love how they use this installation on their properties for parking. It looks so much more natural, and a lot less invasive than concrete

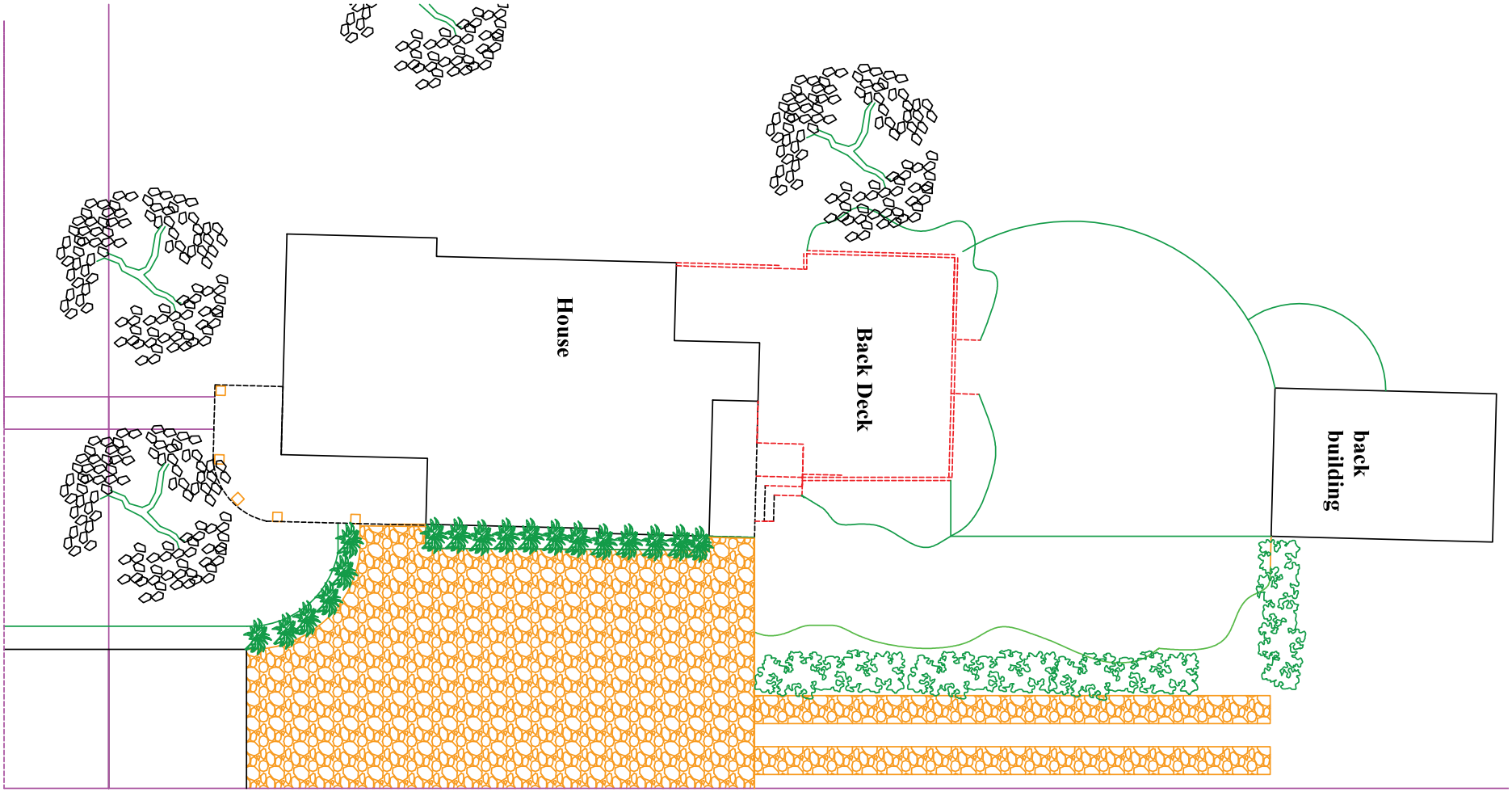
Here are images of Black star Gravel
- Above is a stone border, in which we would install

One last image of the concept of a gravel driveway.

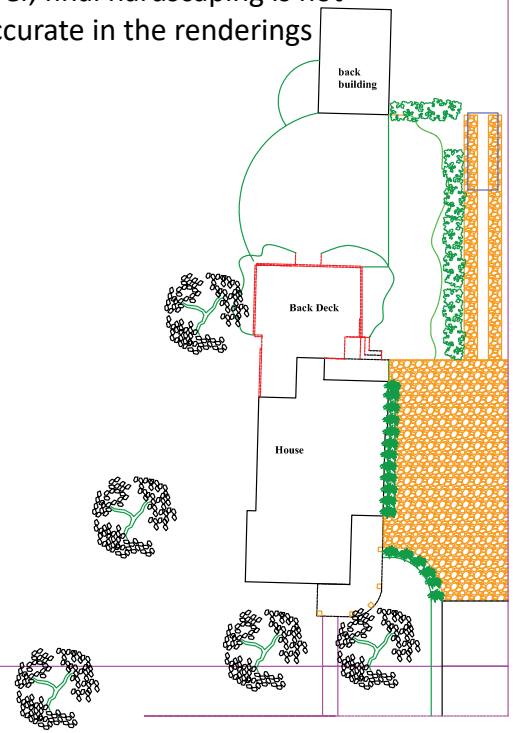
The Installation of the gravel drive would be multiple steps

- Leveling out the grade and creating a shallow bed to prep for the different layers of the drive
- First layer base material, crushed concrete which would then be stamped and leveled to create a smooth surface
- Installation of the stone border that will separate the gravel drive from either flower beds or grass
- Weed preventative layer
- Black star gravel, again stamped down to create a compact and level surface.

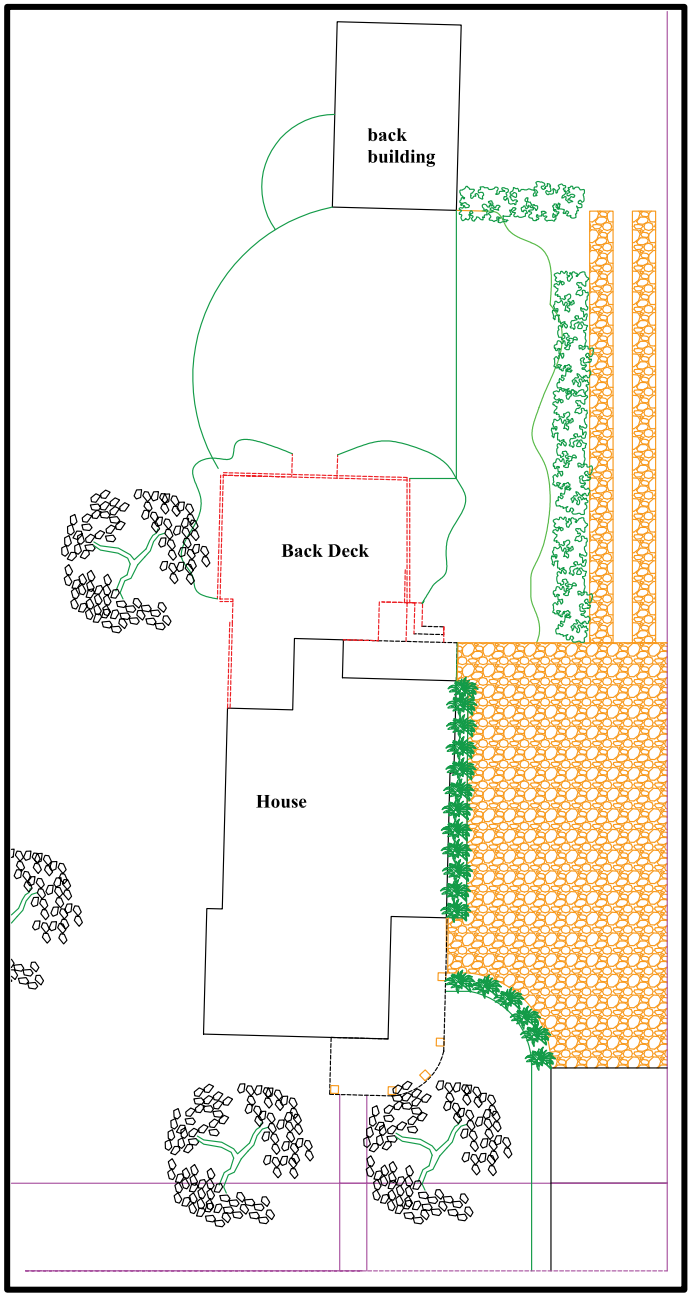
Here is my scaled layout for the prosed new driveway extension. (in orange)



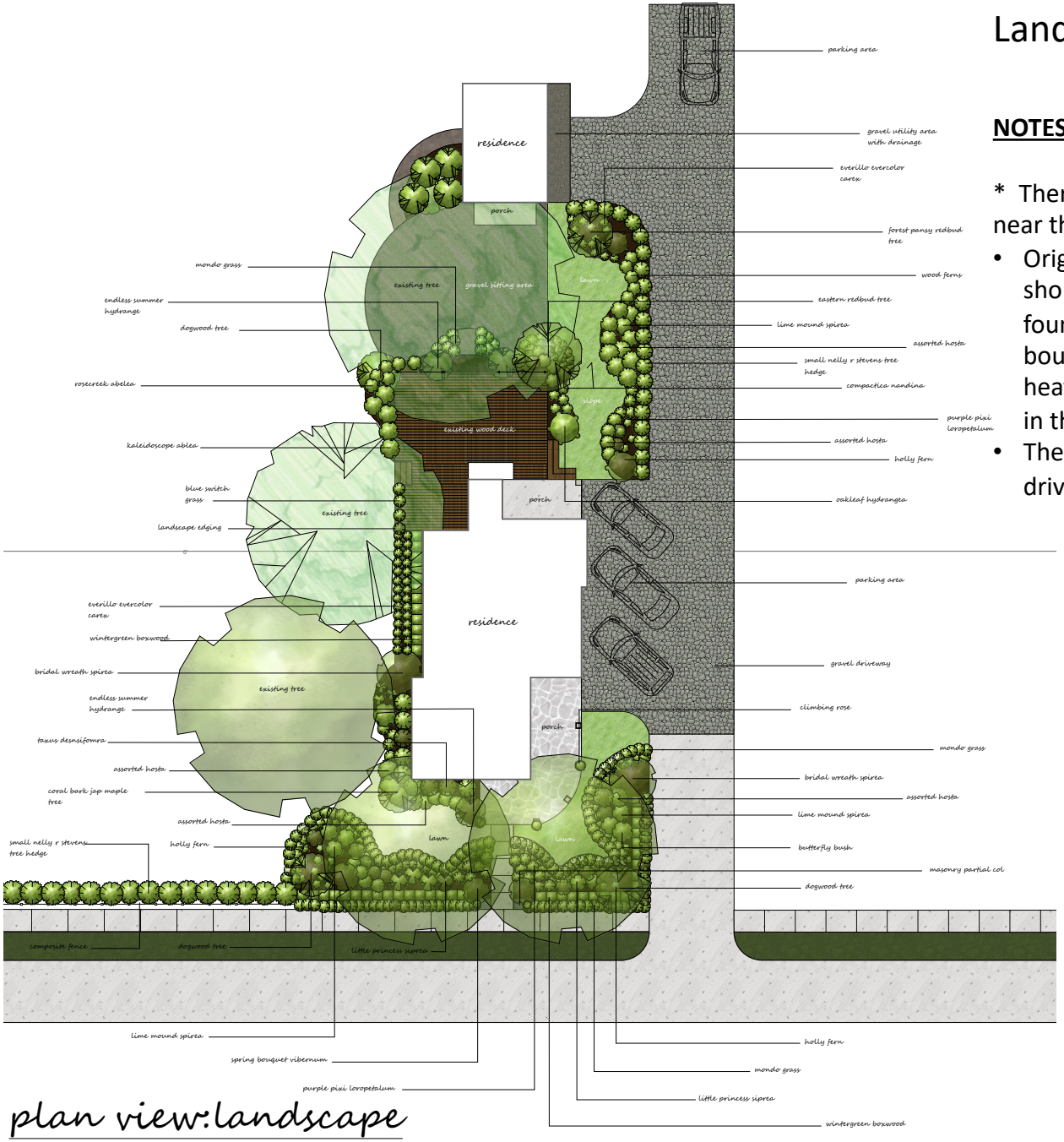
- on the left is the layout of the house and proposed driveway on the Land- Plat lines are in purple
- On the Right: (boxed in black) – is a close up of the house, and proposed driveway extension.
- I would like to have the ability to park three cars in the driveway, and to not have to back out one or two cars to let someone out.
- Currently we have to drive onto the grass to get around a parked car.
- It is our desire to add additional landscaping (plants, shrubs, small trees, etc. to enhance the house and hardscape.
    - The following pages will show the landscaping intent. However, final hardscaping is not completely accurate in the renderings



Location of the driveway extension is in orange



Landscaping plans



plan view:landscape

Scale: 1/8" = 1 ft

NOTES ON THE VARIATIONS OF THIS PLAN

* There will not be as dense of planter beds near the road

- Originally the Landscape designer Proposed a short fence close to the sidewalk. To add a foundational boundary. That foundational boundary was an anchoring segment of the heavy vegetaion- However we eliminated that in the design.
- The driveway will not go back as far as this driveway is drawn

Conceptual Landscaping off of back deck- back ground landscaping is along the drive- you can see the location of the parking spot, (circled in yellow) the gravel that is shown, is not the gravel drive being proposed it is an existing gravel garden off the back deck. This angle shows how the landscaping plans softens the hardscape.

Here is a more arial view of the design plan, (which includes landscaping)- in this view you are able to see the proposed location of the driveway

Conceptual view- The existing drive approach is not this wide- refer to my Cad Drawings on Page 8-

- Towards the back of the house, we are proposing doing a ribbon extension (not what is drawn)

Option B-

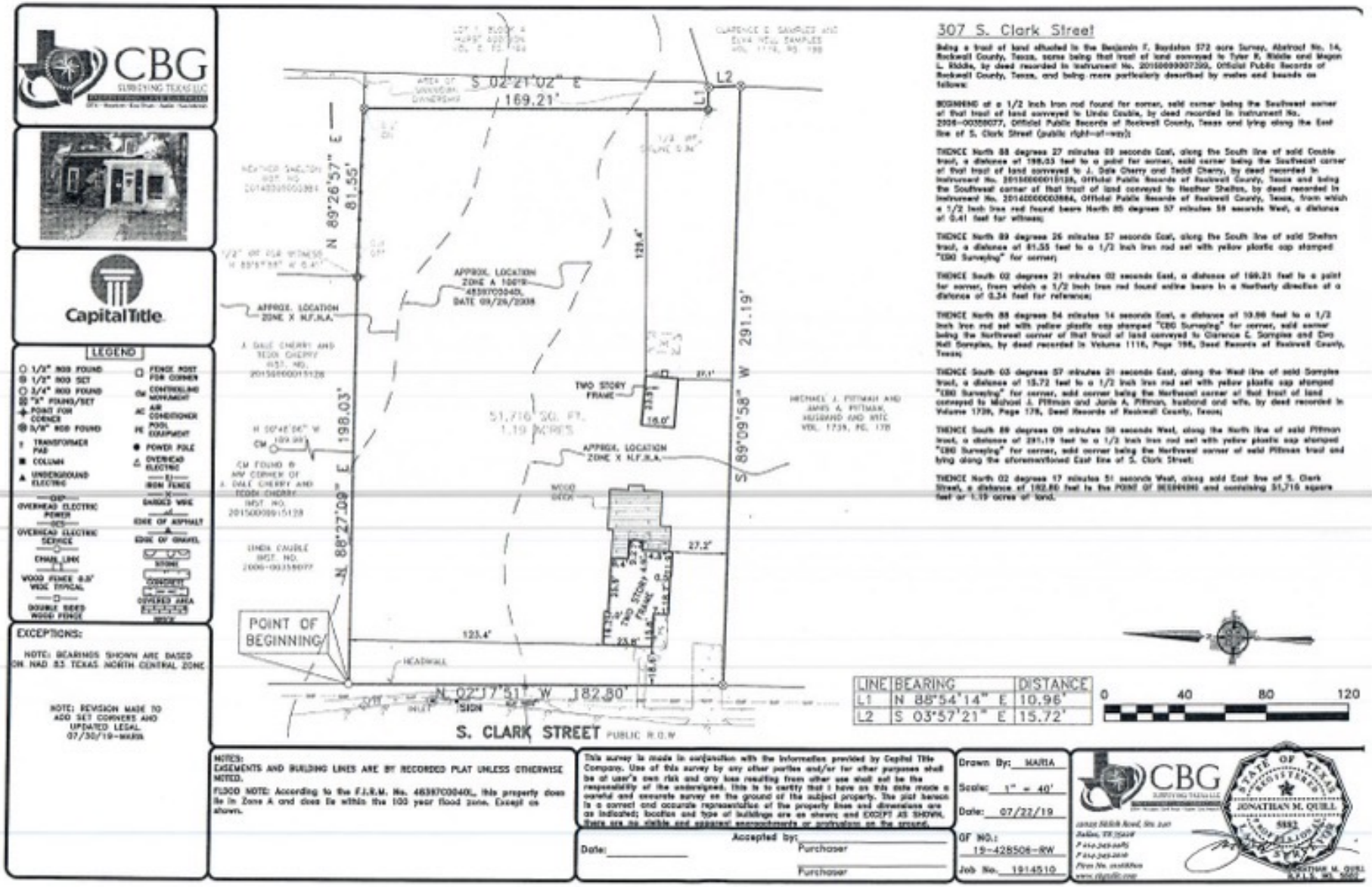
Lueders Gray Pavers.

$34,000- for the driveway only- (driveway only, not including landscaping)

This is the material I would use for Option B

- I think this would be beautiful, however it is almost 3 times more expensive than Option A.
- With it being so much more expensive, it eliminates what we are able to do in terms of landscaping for a very long time

Survey


CBG
SURVEYING TEXAS LLC
CapitalTitle
LEGEND
EXCEPTIONS:
NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE
NOTE: REVISION MADE TO ADD SET CORNERS AND UPDATED LEGAL. 07/30/19-MARTA
307 S. Clark Street
Being a tract of land situated in the Benjamin F. Boydston 372 acre Survey, Abstract No. 14, Rockwall County, Texas, same being that tract of land conveyed to Tyler B. Riddle and Megan L. Riddle, by deed recorded in Instrument No. 20150000007200, Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Linda Caudle, by deed recorded in Instrument No. 2006-00358077, Official Public Records of Rockwall County, Texas and lying along the East line of S. Clark Street (public right-of-way);
THENCE North 88 degrees 27 minutes 09 seconds East, along the South line of said Caudle tract, a distance of 198.03 feet to a point for corner, said corner being the Southeast corner of that tract of land conveyed to J. Dale Cherry and Todd Cherry, by deed recorded in Instrument No. 20150000015128, Official Public Records of Rockwall County, Texas and being the Southwest corner of that tract of land conveyed to Heather Shelton, by deed recorded in Instrument No. 20140000003884, Official Public Records of Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 85 degrees 57 minutes 59 seconds West, a distance of 0.41 feet for witness;
THENCE North 89 degrees 26 minutes 57 seconds East, along the South line of said Shelton tract, a distance of 81.55 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;
THENCE South 02 degrees 21 minutes 02 seconds East, a distance of 169.21 feet to a point for corner, from which a 1/2 inch iron rod found online bears in a Northerly direction of a distance of 0.34 feet for reference;
THENCE North 88 degrees 54 minutes 14 seconds East, a distance of 10.96 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of that tract of land conveyed to Clarence E. Samples and Elva Nell Samples, by deed recorded in Volume 1116, Page 198, Deed Records of Rockwall County, Texas;
THENCE South 03 degrees 57 minutes 21 seconds East, along the West line of said Samples tract, a distance of 15.72 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of that tract of land conveyed to Michael J. Pittman and Janie A. Pittman, husband and wife, by deed recorded in Volume 1739, Page 178, Deed Records of Rockwall County, Texas;
THENCE South 89 degrees 09 minutes 58 seconds West, along the North line of said Pittman tract, a distance of 291.19 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Pittman tract and lying along the aforementioned East line of S. Clark Street;
THENCE North 02 degrees 17 minutes 51 seconds West, along said East line of S. Clark Street, a distance of 182.80 feet to the POINT OF BEGINNING and containing 51,716 square feet or 1.19 acres of land.
S 02°21'02" E 169.21'
N 89°26'57" E 81.55'
N 88°27'09" E 198.03'
S 89°09'58" W 291.19'
N 02°17'51" W 182.80'
L1 N 88°54'14" E 10.96'
L2 S 03°57'21" E 15.72'
51,716 SQ. FT. 1.19 ACRES
POINT OF BEGINNING
S. CLARK STREET PUBLIC R.O.W.
TWO STORY FRAME
APPROX. LOCATION ZONE A 100YR 48397C0040L DATE 09/26/2008
APPROX. LOCATION ZONE X N.F.H.A.
MICHAEL J. PITTMAN AND JANIE A. PITTMAN, HUSBAND AND WIFE VOL. 1739, PG. 178
LINDA CAUDLE INST. NO. 2006-00358077
J. DALE CHERRY AND TODD CHERRY INST. NO. 20150000015128
HEATHER SHELTON INST. NO. 20140000003884
0 40 80 120
NOTES:
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone A and does lie within the 100 year flood zone. Except as shown.
This survey is made in conformation with the information provided by Capital Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.
Accepted by:
Purchaser
Purchaser
Date:
Drawn By: MARTA
Scale: 1" = 40'
Date: 07/22/19
GF NO.: 19-428506-RW
Job No. 1914510
CBG
STATE OF TEXAS
REGISTERED
JONATHAN M. QUILL
5932
LAND SURVEYOR
JONATHAN M. QUILL R.P.L.S. NO. 5932

We have had our vehicle get stuck in the mud after a rain-
This also causes unsightly mud tracks over the existing parking pad and onto the city streets

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:
- [x] 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:
- [x] RESIDENTIAL
- [ ] COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 307 S. Clark St

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? [x] YES [ ] NO

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

[x] CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

[ ] OTHER, SPECIFY:

OWNER(S) NAME	Kim Armstrong	APPLICANT(S) NAME	
ADDRESS	307 S. Clark St	ADDRESS	
PHONE	214-500-0600	PHONE	
E-MAIL	Kaid8919@gmail.com	E-MAIL	

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

CONSTRUCTION TYPE [CHECK ONE]:
- [ ] EXTERIOR ALTERATION
- [ ] NEW CONSTRUCTION
- [ ] ADDITION
- [ ] DEMOLITION
- [ ] RELOCATIONS
- [x] OTHER, SPECIFY: add driveway, landscaping, sprinkler system

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

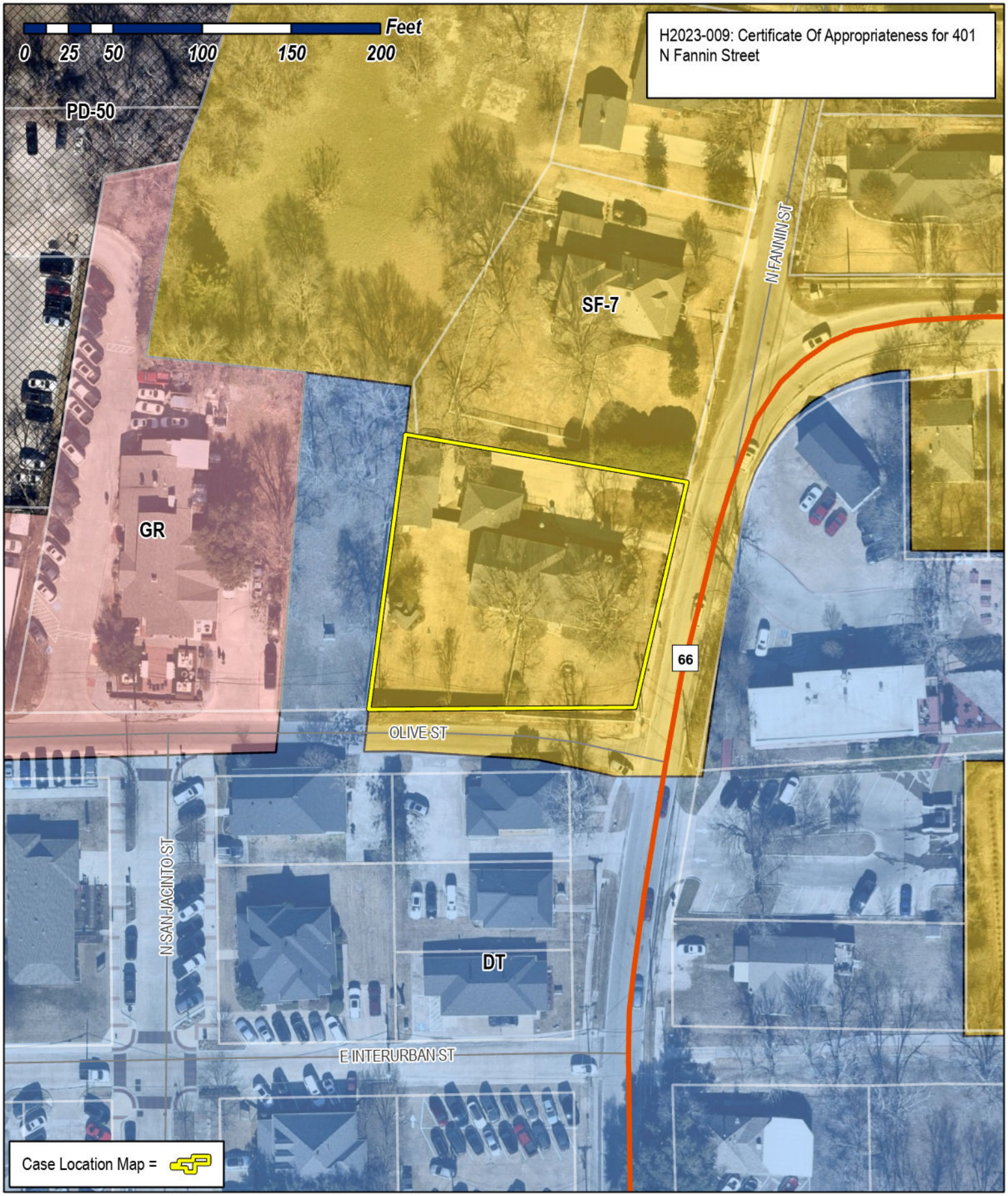
PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR *LOCAL LANDMARK EVALUATION & DESIGNATION* REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT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

I put this in a power point presentation

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***



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.

Dear Historical Preservation Board,

The reason I am requesting a meeting, is to review the hardscape plans for a driveway extension. At the current time, our driveway will only hold one vehicle. Other options for Parking are in the yard. This is not only unattractive, but it is also not an option when the ground is wet. We have had our vehicle stuck in the mud, and along with it being inconvenient, it also creates unsightly ruts and mud tracks along the drive and city streets.

Because I love the house and the architecture so much knew it was important to have professional landscaping plans created. So I invested in a landscape designer to create plans that will enhance the house in the best way. I believe it is my obligation to preserve this property with the original integrity in which it was built. This is a very special home, and there are not many homes around that have the character and charm that this home has. From the wavy windows to the long leaf pine floors, shiplap interior, creaky stairs etc. This home has a history, and a soul. It is why I fell in love with this home. Before this home came on the market, I was driving around with my real estate agent. We passed this home a couple of times- the first time we passed it I said, *"If that home ever comes on the market, I would scoop it up in a heartbeat. But no one ever puts a home like that on the market."* From then on, every time I would pass this home with my agent in the car, I would say, *"There's my home!"* We would both laugh. Well, Low and behold several months later, this home DID come on the market. I couldn't believe it, I had spotted it on Zillow- So, I called my realtor, and I told her, we NEED to get this home.

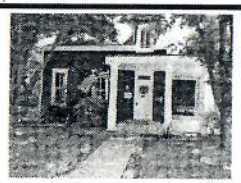
I devoured the photos of this home online; I visually walked the entire house in my head before I ever stepped foot inside the home to see it in person. From the photos I mapped out the layout in my head. – My realtor, of course, scheduled a showing immediately after I called her. When I stepped into the home for the first time, I could just feel everything was right about this place. I stepped into the foyer, I saw the pine steps, the cast metal hinges still left on the door opening, the stained-glass window installed in the door, it was just everything I thought it would be. We took one step into the room off the foyer, and I squealed, *"This is it, Let's go sign the papers!!!"* I turned on one heel to begin to leave so we could get the paperwork going, immediately, (I didn't want to waste any time)! My realtor Laughed, and said, *"Well, I guess you like it, but don't you want to see the rest of the house."* We both laughed and I agreed that would probably be a good idea.

While we grabbed the opportunity to own this dream property, we were not in a position to move in right away. Our intention is to retire and slow down our lives in this home in a few years. We knew we would never get another opportunity to own a home of this caliber. We knew this was our "once in a life-time opportunity." In the present day, we would like to invest in the improvement of this gorgeous home so that it is perfect in every way and ready for us when we do retire in a few years. We are asking for your teamwork in making those improvements to our very special Part of History!

Sincerely,

Kim and Chris Armstrong
307 S. Clark St. Rockwall, TX 75087

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio



CapitalTitle

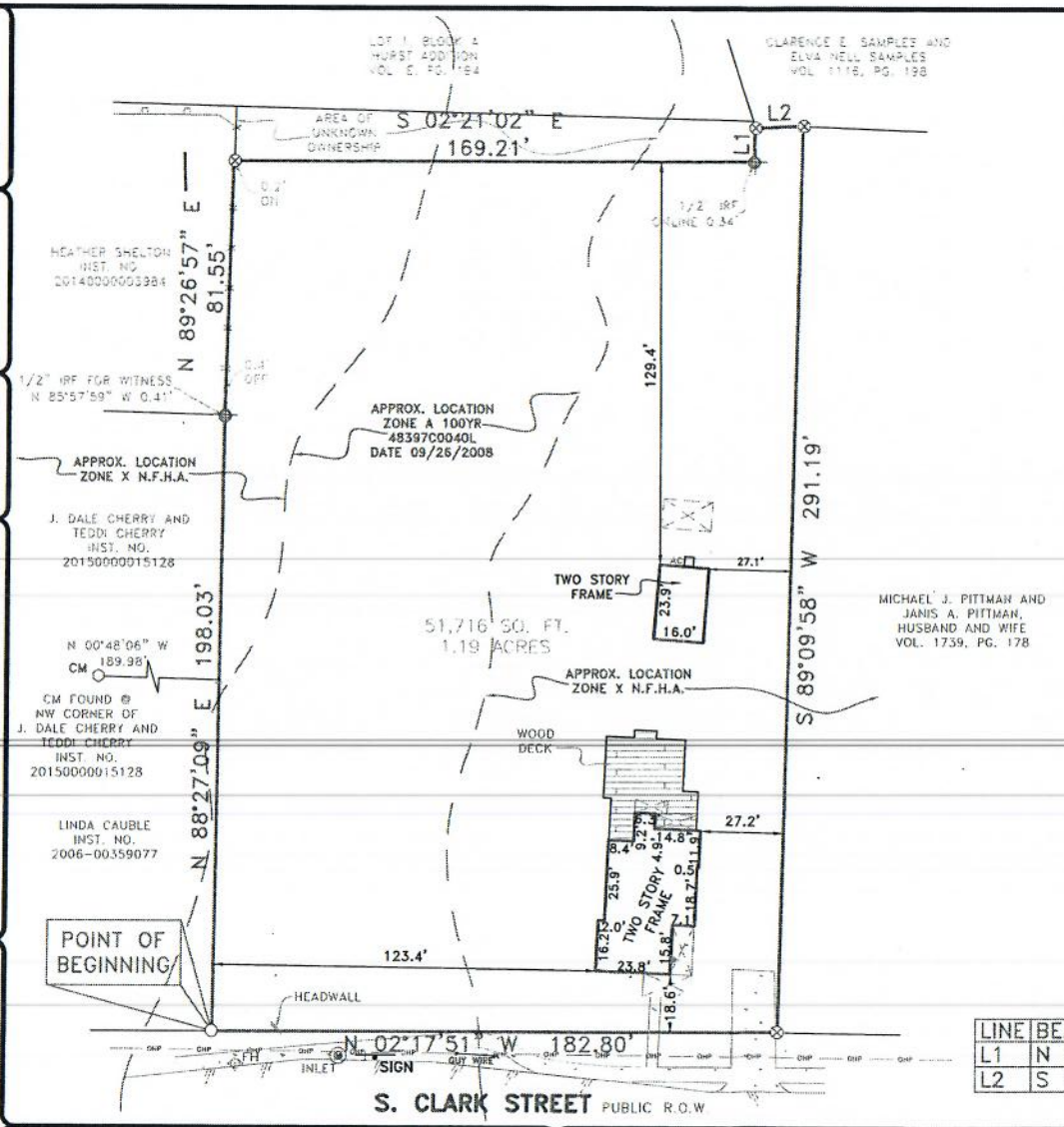
LEGEND

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 3/4" ROD FOUND	AC AIR CONDITIONER
⊠ "X" FOUND/SET	PE POOL EQUIPMENT
⊕ POINT FOR CORNER	● POWER POLE
⊛ 5/8" ROD FOUND	△ OVERHEAD ELECTRIC
T TRANSFORMER PAD	IRON FENCE
■ COLUMN	BARBED WIRE
▲ UNDERGROUND ELECTRIC	EDGE OF ASPHALT
OHP OVERHEAD ELECTRIC POWER	EDGE OF GRAVEL
OES OVERHEAD ELECTRIC SERVICE	STONE
CHAIN LINK	CONCRETE
WOOD FENCE 0.5' WIDE TYPICAL	COVERED AREA
DOUBLE SIDED WOOD FENCE	BRICK

EXCEPTIONS:

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

NOTE: REVISION MADE TO ADD SET CORNERS AND UPDATED LEGAL. 07/30/19-MARIA



LINE	BEARING	DISTANCE
L1	N 88°54'14" E	10.96'
L2	S 03°57'21" E	15.72'

0 40 80 120

307 S. Clark Street

Being a tract of land situated in the Benjamin F. Boydston 572 acre Survey, Abstract No. 14, Rockwall County, Texas, same being that tract of land conveyed to Tyler R. Riddle and Megan L. Riddle, by deed recorded in Instrument No. 20160000007399, Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Linda Cauble, by deed recorded in Instrument No. 2006-00359077, Official Public Records of Rockwall County, Texas and lying along the East line of S. Clark Street (public right-of-way);

THENCE North 88 degrees 27 minutes 09 seconds East, along the South line of said Cauble tract, a distance of 198.03 feet to a point for corner, said corner being the Southeast corner of that tract of land conveyed to J. Dale Cherry and Teddi Cherry, by deed recorded in Instrument No. 20150000015128, Official Public Records of Rockwall County, Texas and being the Southwest corner of that tract of land conveyed to Heather Shelton, by deed recorded in Instrument No. 20140000003984, Official Public Records of Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 85 degrees 57 minutes 59 seconds West, a distance of 0.41 feet for witness;

THENCE North 89 degrees 26 minutes 57 seconds East, along the South line of said Shelton tract, a distance of 81.55 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

THENCE South 02 degrees 21 minutes 02 seconds East, a distance of 169.21 feet to a point for corner, from which a 1/2 inch iron rod found online bears in a Northerly direction at a distance of 0.34 feet for reference;

THENCE North 88 degrees 54 minutes 14 seconds East, a distance of 10.96 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of that tract of land conveyed to Clarence E. Samples and Elva Nell Samples, by deed recorded in Volume 1116, Page 198, Deed Records of Rockwall County, Texas;

THENCE South 03 degrees 57 minutes 21 seconds East, along the West line of said Samples tract, a distance of 15.72 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of that tract of land conveyed to Michael J. Pittman and Janie A. Pittman, husband and wife, by deed recorded in Volume 1739, Page 178, Deed Records of Rockwall County, Texas;

THENCE South 89 degrees 09 minutes 58 seconds West, along the North line of said Pittman tract, a distance of 291.19 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Pittman tract and lying along the aforementioned East line of S. Clark Street;

THENCE North 02 degrees 17 minutes 51 seconds West, along said East line of S. Clark Street, a distance of 182.80 feet to the POINT OF BEGINNING and containing 51,716 square feet or 1.19 acres of land.

NOTES:
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone A and does lie within the 100 year flood zone. Except as shown.

This survey is made in conjunction with the information provided by Capital Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Date: _____ Accepted by: _____ Purchaser

_____ Purchaser

Drawn By: MARIA
Scale: 1" = 40'
Date: 07/22/19
GF NO.: 19-428506-RW
Job No. 1914510

CBG SURVEYING TEXAS LLC
12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

STATE OF TEXAS
REGISTERED
JONATHAN M. QUILL
5882
PROFESSIONAL
LAND SURVEYOR

JONATHAN M. QUILL
R.P.L.S. NO. 5882

307 S. Clark Street, Rockwall, TX 75087

- I would like to propose adding a driveway extension to the existing parking pad currently installed at my residence
- Our intentions are to be historically accurate in the selection of the material, and to enhance the curb appeal of the home
- We have hired a landscape designer, and I hope to get approved Option A in my presentation so that I have room in my budget to finish the landscaping design as intended
    - I believe the vegetation and the landscaping will make my house extremely more appealing for the curb appeal of my home as well as the city.
- I will provide the landscaping plan as I think it is important to the design plan and is integrated with the
- I will provide My own Cad Plan for what I would like to propose as the overall layout of the hardscaping- I have had several revisions with the landscape designer, and my Autocad Plans are the most scaled drawings, and represent most accurately the placement of material -
    - I am not able to draw the flower beds in as easily on Cad, so please follow along as I present the landscaping plan in conjunction with my hardscaping layout.
- Our Intention is to get Option A Passed, I will provide Option B as a back up plan-
    - This option is B is 2.8 times more expensive than Option A
    - Option Bwill not allow us to install the flower beds for a few years, as I slowly build back my finances
- If Option A is not Approved, please see if Option B could be approved
    - Option B is almost triple the costs of Option A
    - This will completely drain all of our funds for additional improvements like landscaping and sprlnklers
    - This will require us to hold off on the landscaping plans for several years.
- The Survey is Included in these pages
- Photos of the existing conditions are included

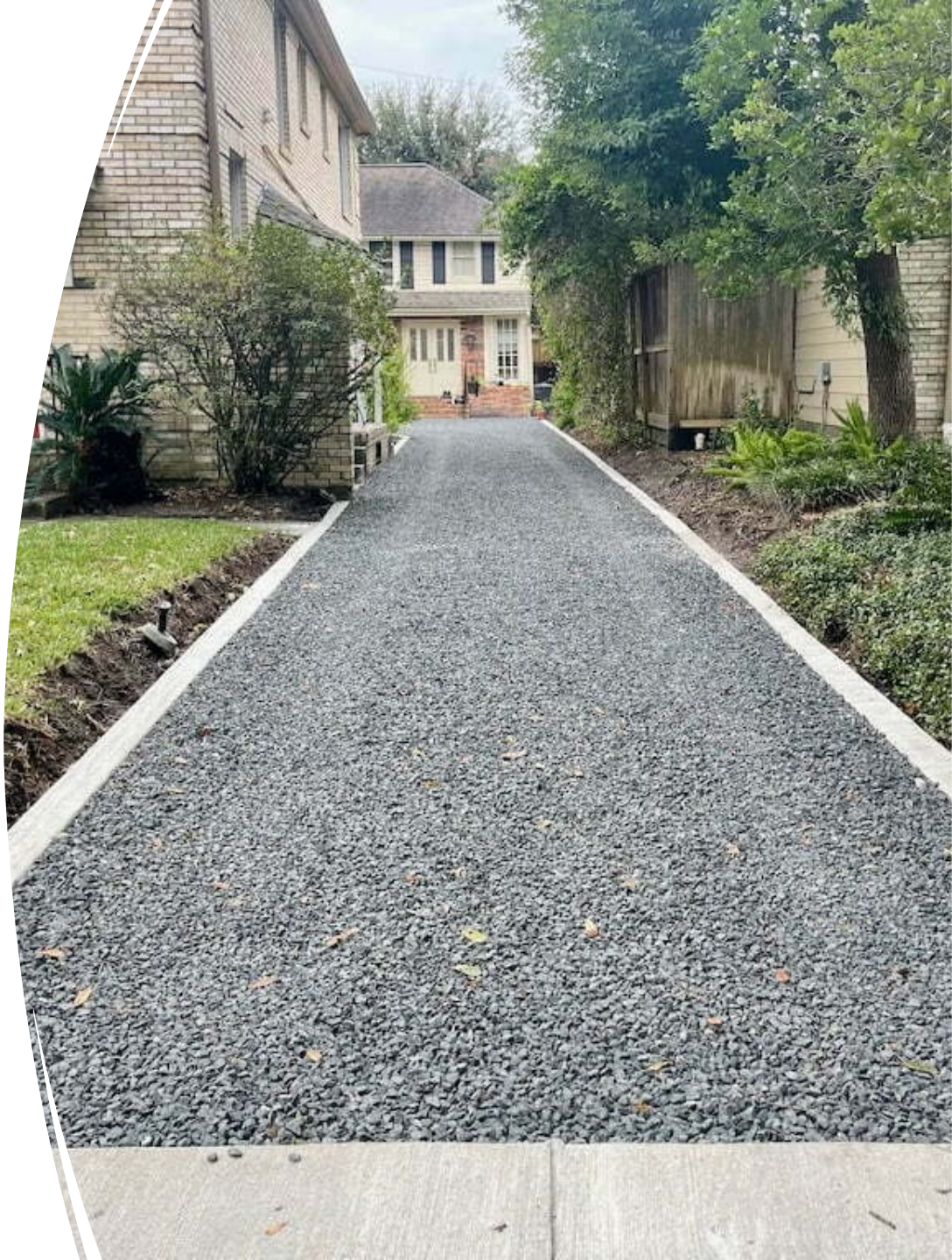
Option A:

Black Star Gravel with stone lined edge

Price: $12,000- (driveway only, not including landscaping)

Research on Historical materials for a Driveway

- The first known use of word driveway was in 1871. According to “This Old House”, most houses built before 1850 were reached via dirt paths. Driveways for the common home simply did not exist. The dirt paths were direct rather than meandering, and not very wide, perhaps 3’ at most. They were not even meant for carriages – and certainly not meant for vehicles which would appear in later years. In later years, the driveway was originally designed to be a path that you drove on (originally for carriages) to reach the front of a home. Only in modern times, when everyone owned a car, did there become a need for a place to store it (garage), so the driveway became a place to “park your car.” With the age of motorized vehicles, post 1900, actual driveways and back alley access ways became commonplace. During the second half of the 19th century, creative driveways began to show up on nicer homes. Semi-circular drives and curving walks, along with the addition of curbing—trimmed edges of cobblestone, cut stone, brick, shells, or clay tile began to make an appearance. Gravel was the preferred surfacing material, although brick, stone and flagstone walks became more prominent and sometimes only a two wheel concrete ribbon down a grass or dirt path. Today’s driveways and choices of paving materials are plentiful, ranging from concrete, asphalt, gravel, and decomposed granite, to more creative and long lasting materials such as brick, natural stone pavers, and our favorite; cobblestone!



Hopedene mansion, from American estates and gardens (1904)

Similar shape and similar materials I am proposing using.

More Facts on Gravel Driveways

A driveway of pea-size gravel trimmed with a cobbled, brick, or picturesque seashell curb offers a textured surface that complements the old house and also drains well. Brick and stone (including cobbles) are also good choices for drives—especially where they were used regionally, as brick was in the South. For walks, choose a smoother surface, such as bricks, frostproof brick pavers, or paving stones (e.g., bluestone or other local sedimentary stone). Set heavy, thick stones or bricks in stone dust or sand, not mortar.

Driveways started during the days of horse and cart days of the 1890's pretty much before this there wasn't anything but just old dirt tracks made from mud. Towards the end of the 19th century those with money started to be extra creative creating curves and bends, the design started to change too including curbs being added with edging made from things like clay tiles and cut stones.
The next real change to the history of driveways was the introduction of gravel to the road surface, along with walkways made from flagstone, brick or cobbles.

- To the right, is an image of a home located very close, in Terrell, TX off of Griffith Ave. – This image was taken in 1950- they have a gravel Driveway.

Black Star Gravel is what we would use on the center part of the gravel drive.

- You will find evidence of this material throughout the neighborhood
  - Especially prominently used along Boydstun Dr.

I have visited Preston Hollow many times, and I love how they use this installation on their properties for parking. It looks so much more natural, and a lot less invasive than concrete

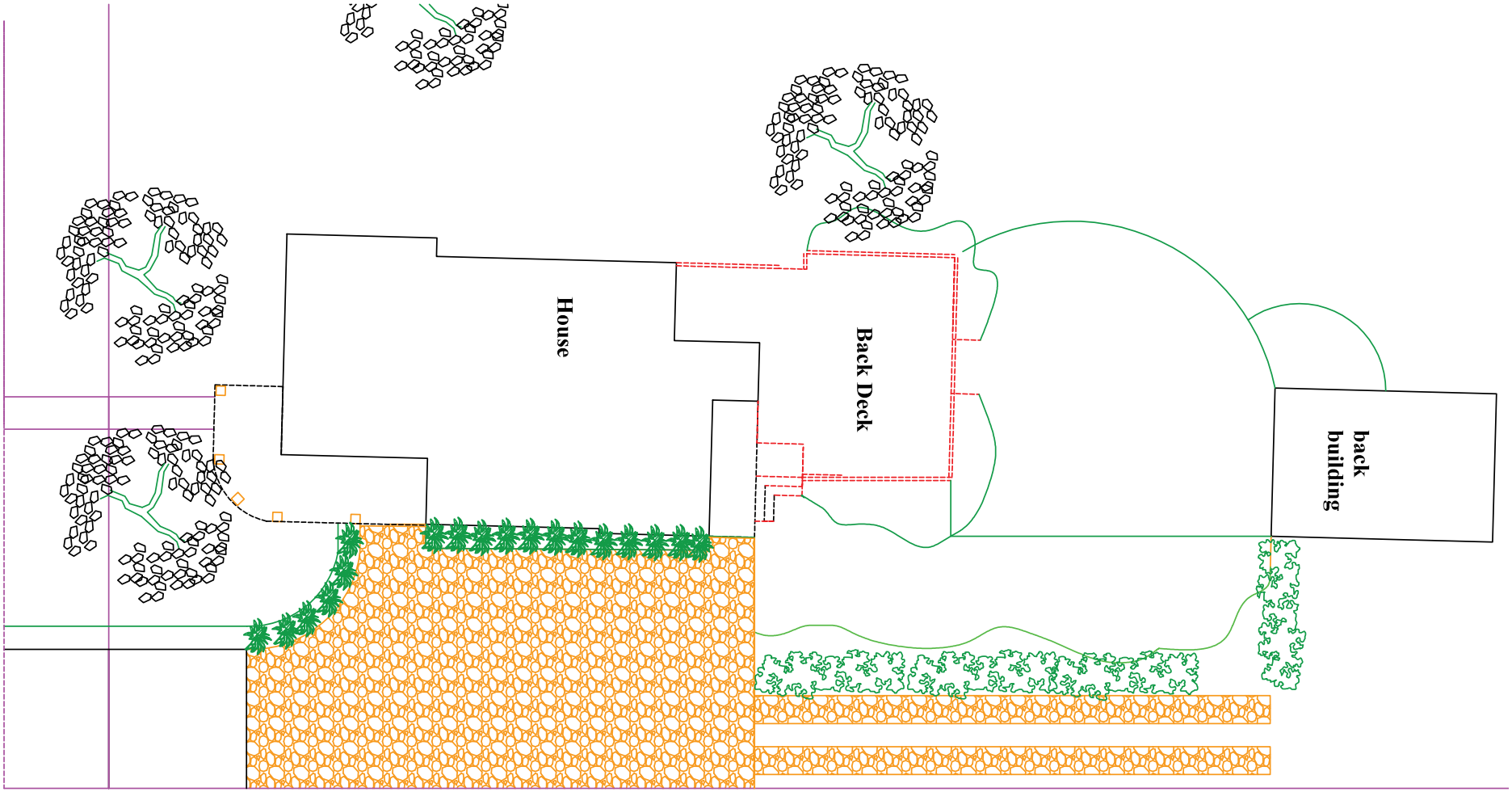
Here are images of Black star Gravel
- Above is a stone border, in which we would install

One last image of the concept of a gravel driveway.

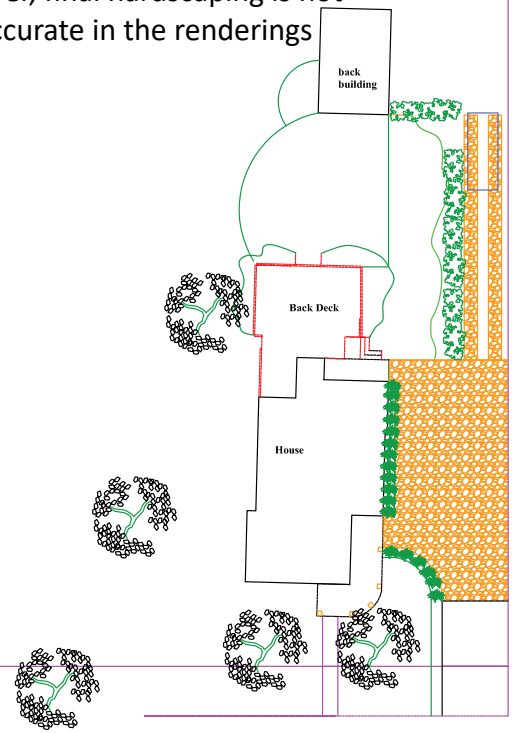
The Installation of the gravel drive would be multiple steps

- Leveling out the grade and creating a shallow bed to prep for the different layers of the drive
- First layer base material, crushed concrete which would then be stamped and leveled to create a smooth surface
- Installation of the stone border that will separate the gravel drive from either flower beds or grass
- Weed preventative layer
- Black star gravel, again stamped down to create a compact and level surface.

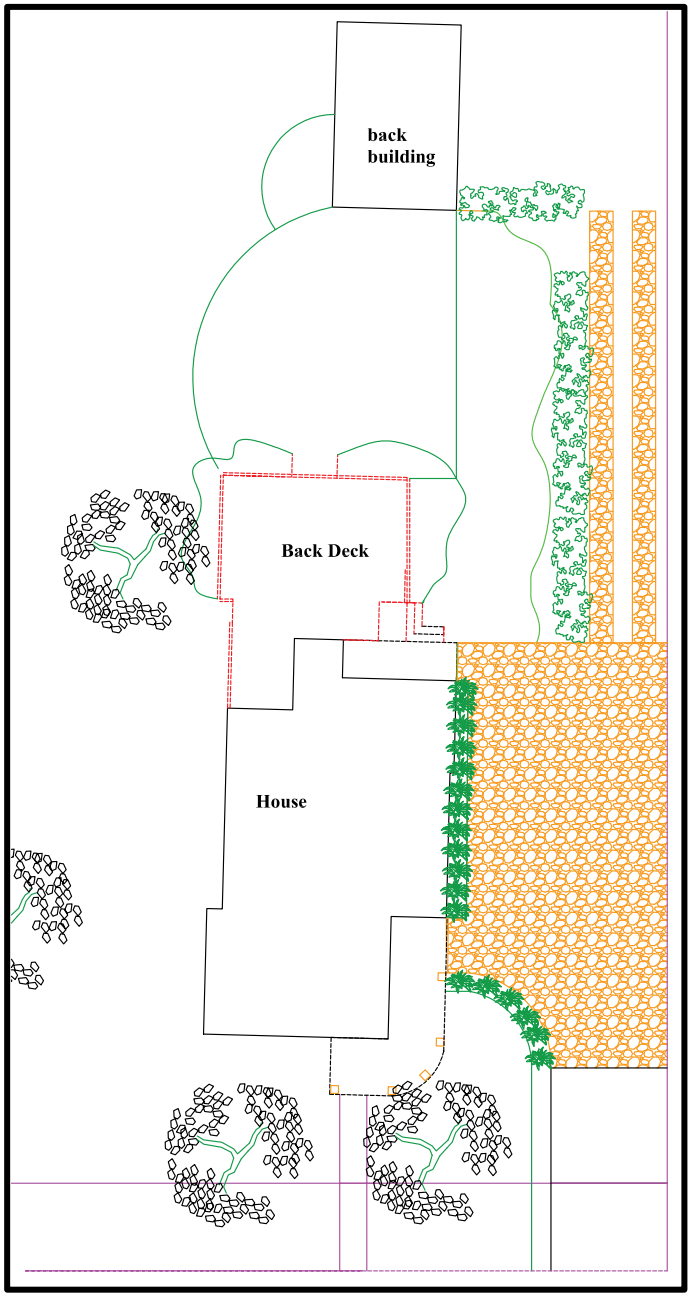
Here is my scaled layout for the prosed new driveway extension. (in orange)



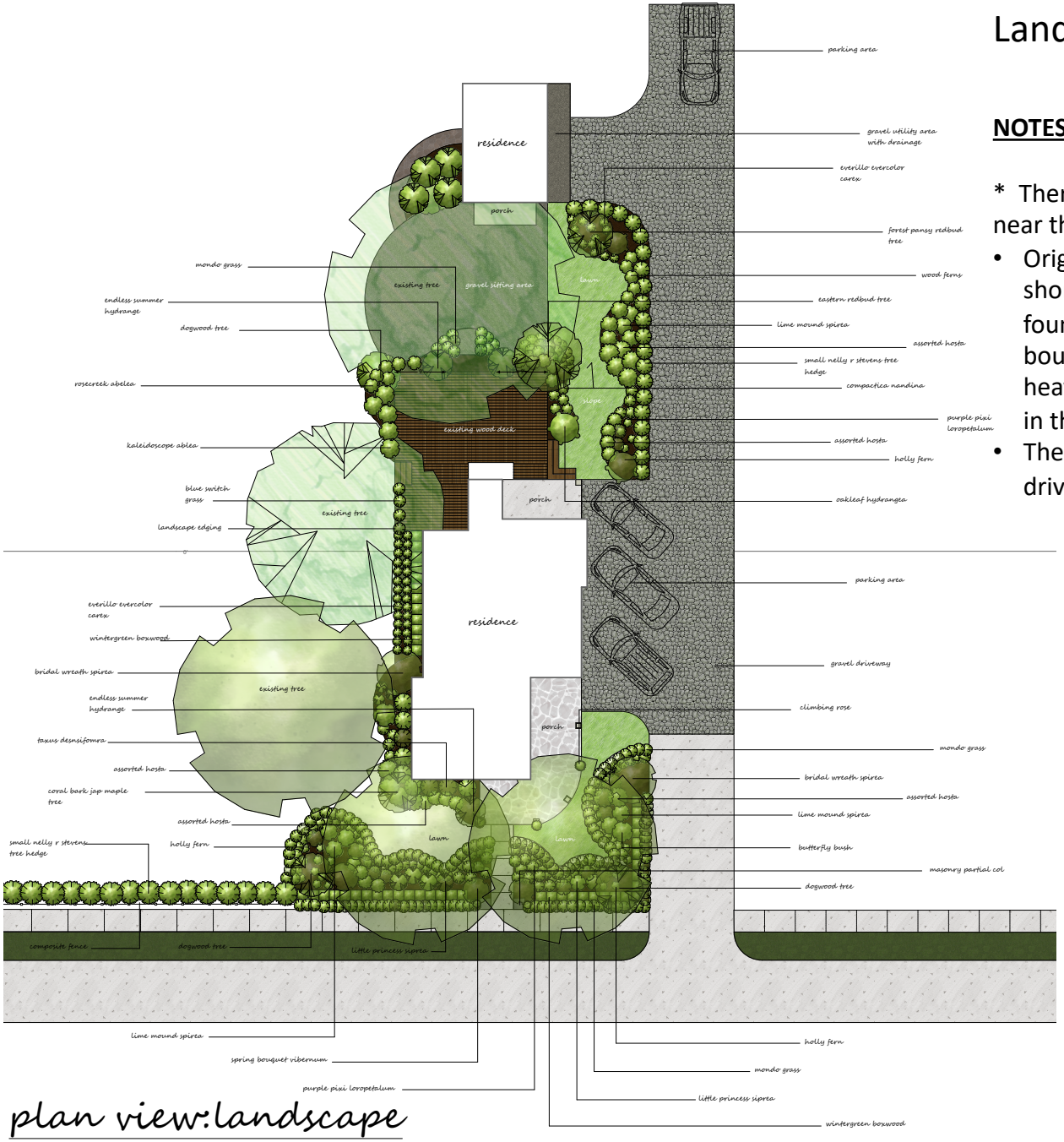
- on the left is the layout of the house and proposed driveway on the Land- Plat lines are in purple
- On the Right: (boxed in black) – is a close up of the house, and proposed driveway extension.
- I would like to have the ability to park three cars in the driveway, and to not have to back out one or two cars to let someone out.
- Currently we have to drive onto the grass to get around a parked car.
- It is our desire to add additional landscaping (plants, shrubs, small trees, etc. to enhance the house and hardscape.
    - The following pages will show the landscaping intent. However, final hardscaping is not completely accurate in the renderings



Location of the driveway extension is in orange



Landscaping plans



plan view:landscape

Scale: 1/8" = 1 ft

NOTES ON THE VARIATIONS OF THIS PLAN

* There will not be as dense of planter beds near the road

- Originally the Landscape designer Proposed a short fence close to the sidewalk. To add a foundational boundary. That foundational boundary was an anchoring segment of the heavy vegetaion- However we eliminated that in the design.
- The driveway will not go back as far as this driveway is drawn

Conceptual Landscaping off of back deck- back ground landscaping is along the drive- you can see the location of the parking spot, (circled in yellow) the gravel that is shown, is not the gravel drive being proposed it is an existing gravel garden off the back deck. This angle shows how the landscaping plans softens the hardscape.

Here is a more arial view of the design plan, (which includes landscaping)- in this view you are able to see the proposed location of the driveway

Conceptual view- The existing drive approach is not this wide- refer to my Cad Drawings on Page 8-

- Towards the back of the house, we are proposing doing a ribbon extension (not what is drawn)

Option B-

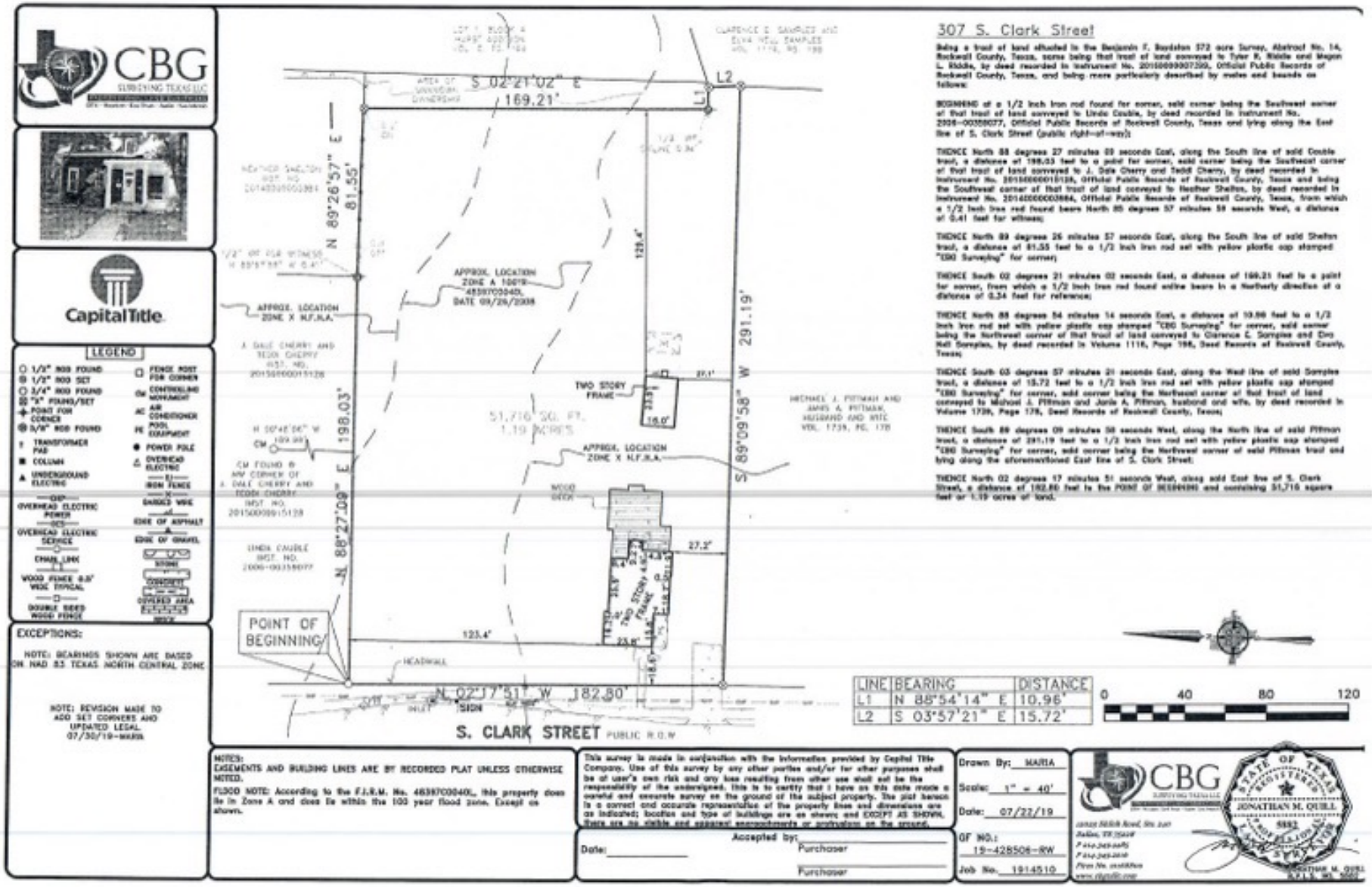
Lueders Gray Pavers.

$34,000- for the driveway only- (driveway only, not including landscaping)

This is the material I would use for Option B

- I think this would be beautiful, however it is almost 3 times more expensive than Option A.
- With it being so much more expensive, it eliminates what we are able to do in terms of landscaping for a very long time

Survey


CBG
SURVEYING TEXAS LLC
CapitalTitle
LEGEND
EXCEPTIONS:
NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE
NOTE: REVISION MADE TO ADD SET CORNERS AND UPDATED LEGAL. 07/30/19-MARTA
307 S. Clark Street
Being a tract of land situated in the Benjamin F. Boydston 372 acre Survey, Abstract No. 14, Rockwall County, Texas, same being that tract of land conveyed to Tyler B. Riddle and Megan L. Riddle, by deed recorded in Instrument No. 20150000007200, Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Linda Caudle, by deed recorded in Instrument No. 2006-00358077, Official Public Records of Rockwall County, Texas and lying along the East line of S. Clark Street (public right-of-way);
THENCE North 88 degrees 27 minutes 09 seconds East, along the South line of said Caudle tract, a distance of 198.03 feet to a point for corner, said corner being the Southeast corner of that tract of land conveyed to J. Dale Cherry and Todd Cherry, by deed recorded in Instrument No. 20150000015128, Official Public Records of Rockwall County, Texas and being the Southwest corner of that tract of land conveyed to Heather Shelton, by deed recorded in Instrument No. 20140000003884, Official Public Records of Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 85 degrees 57 minutes 59 seconds West, a distance of 0.41 feet for witness;
THENCE North 89 degrees 26 minutes 57 seconds East, along the South line of said Shelton tract, a distance of 81.55 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;
THENCE South 02 degrees 21 minutes 02 seconds East, a distance of 169.21 feet to a point for corner, from which a 1/2 inch iron rod found online bears in a Northerly direction of a distance of 0.34 feet for reference;
THENCE North 88 degrees 54 minutes 14 seconds East, a distance of 10.96 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of that tract of land conveyed to Clarence E. Samples and Elva Nell Samples, by deed recorded in Volume 1116, Page 198, Deed Records of Rockwall County, Texas;
THENCE South 03 degrees 57 minutes 21 seconds East, along the West line of said Samples tract, a distance of 15.72 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of that tract of land conveyed to Michael J. Pittman and Janie A. Pittman, husband and wife, by deed recorded in Volume 1739, Page 178, Deed Records of Rockwall County, Texas;
THENCE South 89 degrees 09 minutes 58 seconds West, along the North line of said Pittman tract, a distance of 291.19 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Pittman tract and lying along the aforementioned East line of S. Clark Street;
THENCE North 02 degrees 17 minutes 51 seconds West, along said East line of S. Clark Street, a distance of 182.80 feet to the POINT OF BEGINNING and containing 51,716 square feet or 1.19 acres of land.
S 02°21'02" E 169.21'
N 89°26'57" E 81.55'
N 88°27'09" E 198.03'
S 89°09'58" W 291.19'
N 02°17'51" W 182.80'
L1 N 88°54'14" E 10.96'
L2 S 03°57'21" E 15.72'
51,716 SQ. FT. 1.19 ACRES
POINT OF BEGINNING
S. CLARK STREET PUBLIC R.O.W.
TWO STORY FRAME
APPROX. LOCATION ZONE A 100YR 48397C0040L DATE 09/26/2008
APPROX. LOCATION ZONE X N.F.H.A.
MICHAEL J. PITTMAN AND JANIE A. PITTMAN, HUSBAND AND WIFE VOL. 1739, PG. 178
LINDA CAUDLE INST. NO. 2006-00358077
J. DALE CHERRY AND TODD CHERRY INST. NO. 20150000015128
HEATHER SHELTON INST. NO. 20140000003884
0 40 80 120
NOTES:
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone A and does lie within the 100 year flood zone. Except as shown.
This survey is made in conformation with the information provided by Capital Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.
Accepted by:
Purchaser
Purchaser
Date:
Drawn By: MARTA
Scale: 1" = 40'
Date: 07/22/19
GF NO.: 19-428506-RW
Job No. 1914510
CBG
STATE OF TEXAS
REGISTERED
JONATHAN M. QUILL
5932
LAND SURVEYOR
JONATHAN M. QUILL R.P.L.S. NO. 5932

We have had our vehicle get stuck in the mud after a rain-
This also causes unsightly mud tracks over the existing parking pad and onto the city streets

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:	June 15, 2023
APPLICANT:	Kim Armstrong
CASE NUMBER:	H2023-008; *Certificate of Appropriateness (COA) for 307 S. Clark Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Kim Armstrong for the approval of a *Certificate of Appropriateness (COA)* for a driveway on a *High Contributing Property* being a 1.181-acre parcel of land identified as Block 51, 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 307 S Clark Street, and take any action necessary.

BACKGROUND

The 1,636 SF single-family home (*i.e. Figure 1*) -- *situated on the subject property at 307 S. Clark Street* -- was constructed circa 1890 utilizing the *National Folk* architectural style according to the *2017 Historic Resource Survey*. According to Rockwall County Appraisal District (RCAD), there is also a 786 SF detached garage and a 160 SF storage building situated on the property. The single-family home is classified as *High-Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property that is assigned the *High Contributing* classification is defined as having very few -- *if any* -- alterations, and possess strong associations with the historical context. The subject property was annexed prior to 1911 based on the April 1911 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date.

FIGURE 1: *307 S CLARK STREET (PHOTO PROVIDED BY THE APPLICANT)*

PURPOSE

The applicant is requesting approval of a *Certificate of Appropriateness (COA)* for the purpose of constructing a driveway from either [*Option A*] black star gravel with a stone border or [*Option B*] with lueders gray pavers. *Option A* also includes updated landscape plans shown in *Figure 2*.

ADJACENT LAND USES AND ACCESS

The subject property is located at 307 S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.23-acre parcel of land (*i.e. 301 S. Clark Street*) that is developed with a single-family home that is designated as a *Medium-Contributing Property* on the *2017 Historic Resource Survey*. This property is zoned Single-Family 7 (SF-7) District. Following this is Hartman 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. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District followed by a 0.15-acre parcel of land (*i.e. 213 S Clark Street*) developed with a single-family home. This property is zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is a 0.7379-acre parcel of land (*i.e. 401 S Clark Street*) developed with a single-family home that is designated as a *Low-Contributing Property* on the *2017 Historic Resource Survey*, and zoned Single-Family 7 (SF-7) District. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District followed by a 0.440-acre parcel of land (*i.e. 403 S Clark Street*) developed with a single-family home that is zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is a 0.5700-acre parcel of land (*i.e. 701 Hartman Street*) developed with a single-family home that is designated as a *Medium-Contributing Property* on the *2017 Historic Resource Survey*, and zoned Single-Family 7 (SF-7) District. Beyond this is a 0.49-acre parcel of land (*i.e. 712 Hartman Street*) developed with a single-family home that is designated as a *Non-Contributing Property* on the *2017 Historic Resource Survey*, and zoned Single-Family 7 (SF-7) District. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District followed by a 0.6570-acre parcel of land (*i.e. 716 Hartman Street*) developed with a single-family home that is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property 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 are three (3) parcels of land (*i.e. 513 Munson Street, 511 Munson Street, 509 Munson Street*) developed with single-family homes that are designated as a *Medium-Contributing Properties* on the *2017 Historic Resource Survey*, and that are zoned Single-Family 7 (SF-7) District.

CHARACTERISTICS OF THE PROJECT

The property owner is requesting a Certificate of Appropriateness (COA) for the purpose of constructing a driveway. The applicant has proposed the following options: [*Option A*] the driveway will be constructed with black star gravel and a stone border or [*Option B*] the driveway will be constructed with lueders gray pavers. The photos provided by the applicant indicate that the existing gravel drive has washed out, and the applicant has stated that when it rains they have trouble with getting their vehicles out of the driveway. The applicant has also provided renderings of the proposed landscaping that will be installed after the driveway has been replaced if *Option A* is approved (*see Figure 2*). Based on the applicant's presentation, *Option B* is much more expensive and will cause the installation of the proposed landscaping to be delayed.

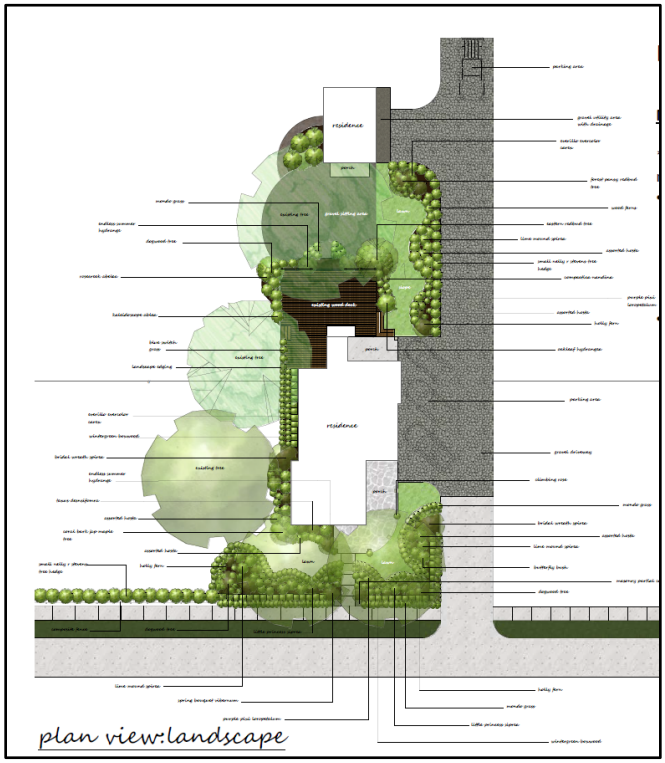


FIGURE 2: *OPTION A: GRAVEL DRIVE WITH STONE BORDER*

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* on the *2017 Historic Resource Survey*.

In reviewing the applicant's request against Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), driveway materials are subject to the following: "(J) *Paving Materials*. (1) Driveway and sidewalks should be paved with concrete, brick, cut stone, pavers, natural rock or asphalt. (2) All new sidewalks and driveways should be constructed to be compatible in texture, color, style and size with the main structure on the lot." In this case, the applicant is requesting to pave the driveway with black star gravel and provide a stone border to keep the gravel in or pave the driveway with pavers (*i.e. Figure 3*). According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(I) *Driveways*. … (8) (p)arking should be on 'improved' surfaces only, thereby maintaining the integrity of the front, side, and rear yards of the property."

FIGURE 3: *OPTION B: LEUDERS GRAY PAVERS*

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 (COA) 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 and proposed preservation criteria …" In this case, the applicant has indicated that the gravel area will be used as parking which would mean that *Option A* would *not* be in conformance with the requirements contained within the Unified Development Code (UDC); however, *Option B* (*i.e. improve the driveway with pavers*) would be in conformance with the requirements contained within the Unified Development Code (UDC). It should be noted, that staff was unable to find another Certificate of Appropriateness (COA) that was approved allowing gravel in lieu of the required paving materials, and that gravel is *not* allowed in any portion of the City. With this being said, the proposed scopes of work (*i.e. both Option A and B*) do *not* appear to impair the historical integrity of the subject property nor does it appear to have a negative impact on any of the adjacent properties; however, requests for a Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On June 6, 2023, 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 Occupancy (COA)*, staff would propose the following conditions of approval:

(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 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:
- [x] 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:
- [x] RESIDENTIAL
- [ ] COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 307 S. Clark St

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? [x] YES [ ] NO

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

[x] CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

[ ] OTHER, SPECIFY:

OWNER(S) NAME	Kim Armstrong	APPLICANT(S) NAME	
ADDRESS	307 S. Clark St	ADDRESS	
PHONE	214-500-0600	PHONE	
E-MAIL	Kaid8919@gmail.com	E-MAIL	

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

CONSTRUCTION TYPE [CHECK ONE]:
- [ ] EXTERIOR ALTERATION
- [ ] NEW CONSTRUCTION
- [ ] ADDITION
- [ ] DEMOLITION
- [ ] RELOCATIONS
- [x] OTHER, SPECIFY: add driveway, landscaping, sprinkler system

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

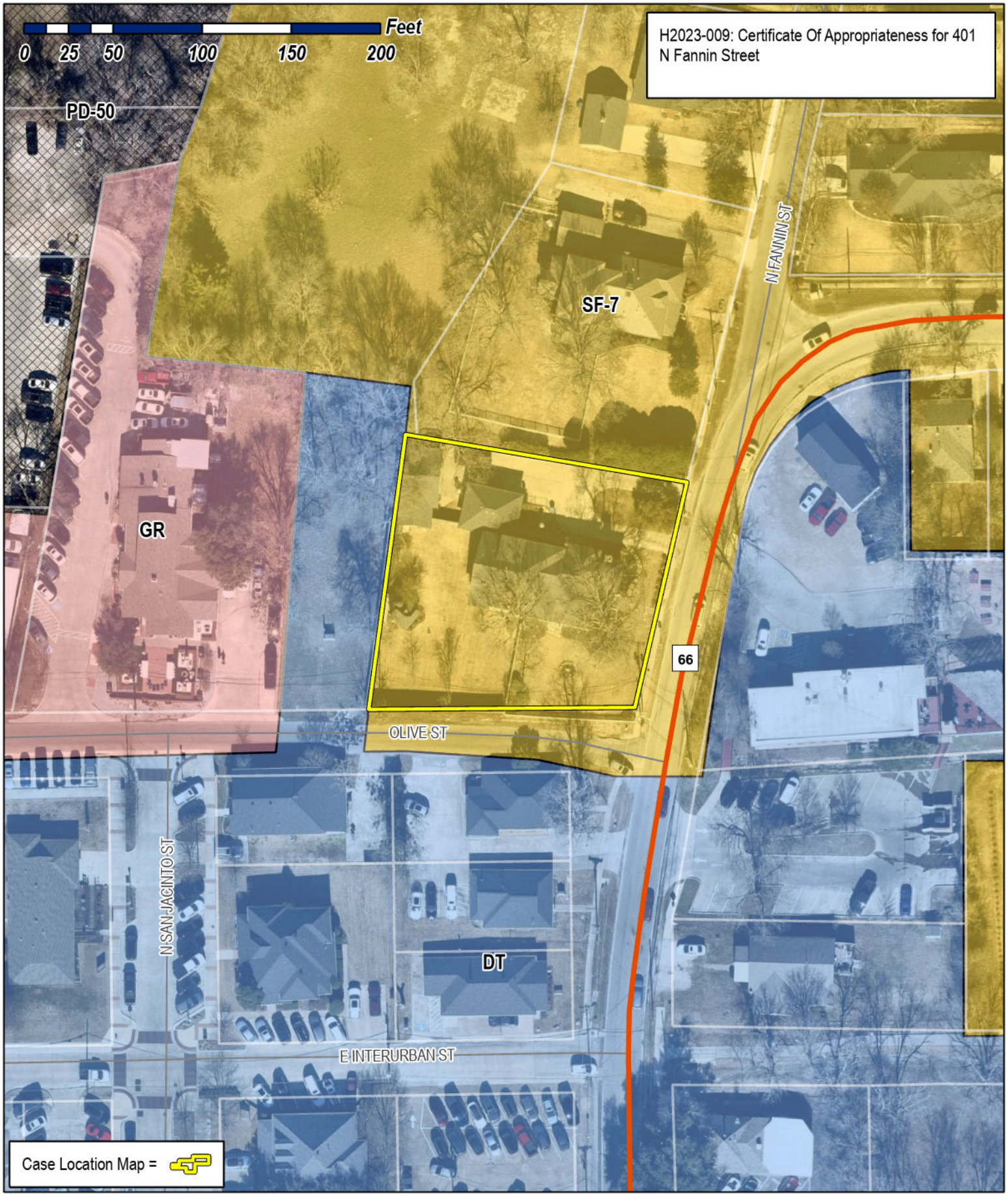
PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR *LOCAL LANDMARK EVALUATION & DESIGNATION* REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT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

I put this in a power point presentation

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***



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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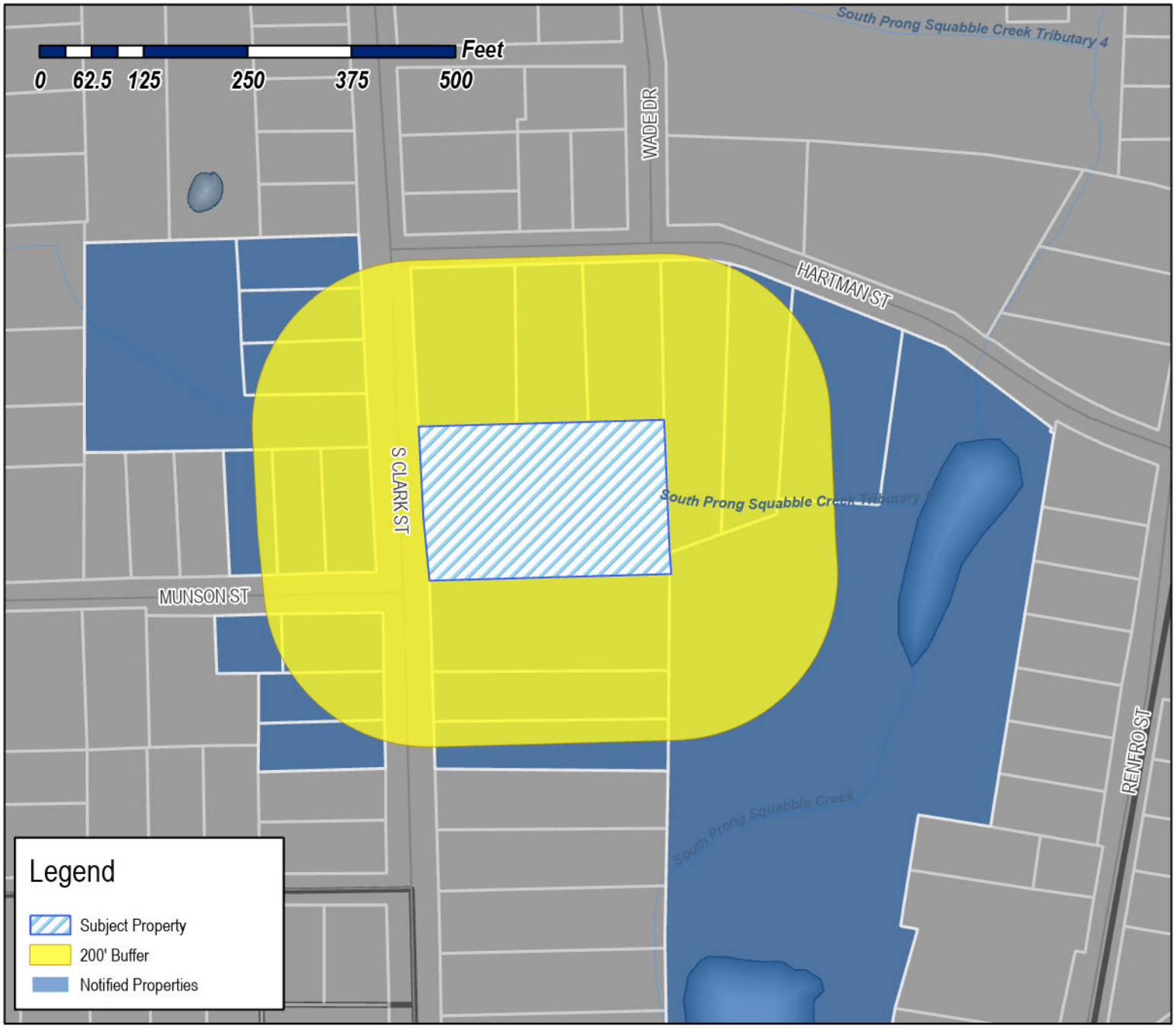
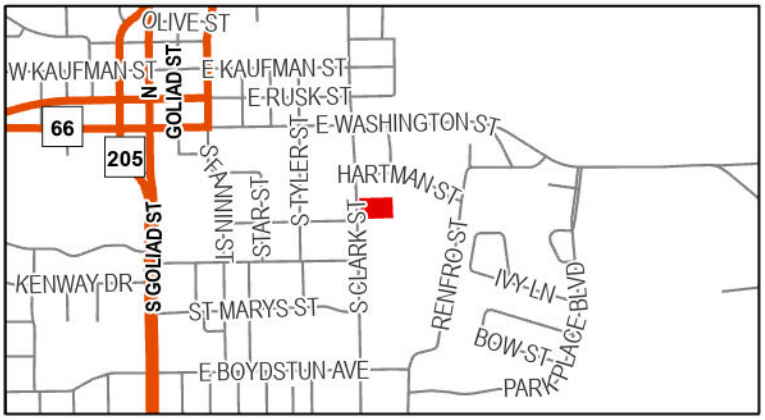


Case Number: H2023-008
Case Name: COA for 307 S Clark Street
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 307 S Clark Street



Date Saved: 5/31/2023
For Questions on this Case Call: (972) 771-7746

OCCUPANT
404 S CLARK ST
ROCKWALL, TX 75087

TUTTLE LEON ETUX
1408 DHAKA DR
ROCKWALL, TX 75087

OCCUPANT
406 S CLARK ST
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

OCCUPANT
511 MUNSON
ROCKWALL, TX 75087

RICKERSON CHARLES
1728 RIDGE ROAD
ROCKWALL, TX 75087

OCCUPANT
513 MUNSON
ROCKWALL, TX 75087

BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LITTLE RIVER ACADEMY, TX 76554

SADLER LESLIE A
402 S CLARK
ROCKWALL, TX 75087

OCCUPANT
508 MUNSON
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

OCCUPANT
214 S CLARK
ROCKWALL, TX 75087

TRES PUERTAS LLC
5800 E CAMPUS CIRCLE #114A
IRVING, TX 75063

BURGESS JULIA ANN
302 S CLARK
ROCKWALL, TX 75087

OCCUPANT
306 S CLARK
ROCKWALL, TX 75087

MUNSON PARTNERS 1 LLC
3435 HWY 276
ROCKWALL, TX 75032

OCCUPANT
509 MUNSON
ROCKWALL, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

COMBS MARK HILTON AND VERONICA RUTH
401 S CLARK STREET
ROCKWALL, TX 75087

OCCUPANT
403 S CLARK STREET
ROCKWALL, TX 75087

LIVINGSTON JUSTIN AND BROOKE
403 S CLARK STREET
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN
ROCKWALL, TX 75087

OCCUPANT
706 HARTMAN
ROCKWALL, TX 75087

CIELO BLUE FAMILY HOLDINGS LLC - SERIES 1
508 HIGHVIEW LANE
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN
ROCKWALL, TX 75087

GILLIAM ROBERT W JR & PERRILYN
712 HARTMAN
ROCKWALL, TX 75087

HOOVER LINDA WEST-
716 HARTMAN
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK
ROCKWALL, TX 75087

SPROUL DAVID D JR AND TRISH IRELAND
307 S CLARK
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO 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. H2023-008: COA for a Driveway at 307 S. Clark Street

Hold a public hearing to discuss and consider a request by Kim Armstrong for the approval of a Certificate of Appropriateness for a driveway on a High Contributing Property being a 1.181-acre tract of land identified as Block 51 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 307 S. Clark 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, June 15, 2023 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:

Bethany Ross
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, June 15, 2023 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. H2023-008: COA for a Driveway at 307 S. Clark 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

Dear Historical Preservation Board,

The reason I am requesting a meeting, is to review the hardscape plans for a driveway extension. At the current time, our driveway will only hold one vehicle. Other options for Parking are in the yard. This is not only unattractive, but it is also not an option when the ground is wet. We have had our vehicle stuck in the mud, and along with it being inconvenient, it also creates unsightly ruts and mud tracks along the drive and city streets.

Because I love the house and the architecture so much knew it was important to have professional landscaping plans created. So I invested in a landscape designer to create plans that will enhance the house in the best way. I believe it is my obligation to preserve this property with the original integrity in which it was built. This is a very special home, and there are not many homes around that have the character and charm that this home has. From the wavy windows to the long leaf pine floors, shiplap interior, creaky stairs etc. This home has a history, and a soul. It is why I fell in love with this home. Before this home came on the market, I was driving around with my real estate agent. We passed this home a couple of times- the first time we passed it I said, *"If that home ever comes on the market, I would scoop it up in a heartbeat. But no one ever puts a home like that on the market."* From then on, every time I would pass this home with my agent in the car, I would say, *"There's my home!"* We would both laugh. Well, Low and behold several months later, this home DID come on the market. I couldn't believe it, I had spotted it on Zillow- So, I called my realtor, and I told her, we NEED to get this home.

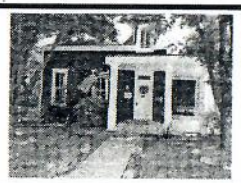
I devoured the photos of this home online; I visually walked the entire house in my head before I ever stepped foot inside the home to see it in person. From the photos I mapped out the layout in my head. – My realtor, of course, scheduled a showing immediately after I called her. When I stepped into the home for the first time, I could just feel everything was right about this place. I stepped into the foyer, I saw the pine steps, the cast metal hinges still left on the door opening, the stained-glass window installed in the door, it was just everything I thought it would be. We took one step into the room off the foyer, and I squealed, *"This is it, Let's go sign the papers!!!"* I turned on one heel to begin to leave so we could get the paperwork going, immediately, (I didn't want to waste any time)! My realtor Laughed, and said, *"Well, I guess you like it, but don't you want to see the rest of the house."* We both laughed and I agreed that would probably be a good idea.

While we grabbed the opportunity to own this dream property, we were not in a position to move in right away. Our intention is to retire and slow down our lives in this home in a few years. We knew we would never get another opportunity to own a home of this caliber. We knew this was our "once in a life-time opportunity." In the present day, we would like to invest in the improvement of this gorgeous home so that it is perfect in every way and ready for us when we do retire in a few years. We are asking for your teamwork in making those improvements to our very special Part of History!

Sincerely,

Kim and Chris Armstrong
307 S. Clark St. Rockwall, TX 75087

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
DFW - Houston - East Texas - Austin - San Antonio



CapitalTitle

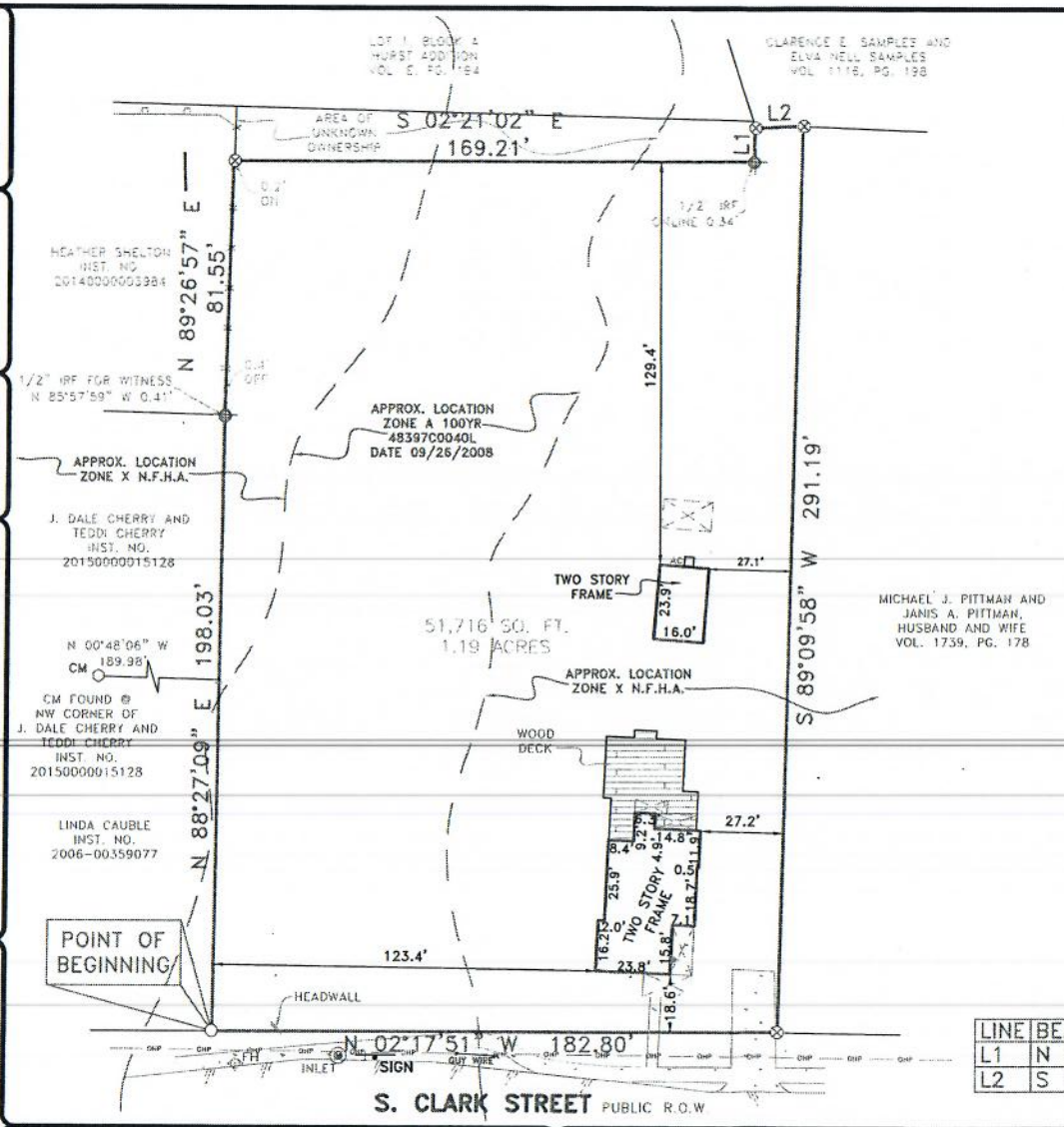
LEGEND

○ 1/2" ROD FOUND	□ FENCE POST FOR CORNER
⊗ 1/2" ROD SET	CM CONTROLLING MONUMENT
○ 3/4" ROD FOUND	AC AIR CONDITIONER
⊠ "X" FOUND/SET	PE POOL EQUIPMENT
⊕ POINT FOR CORNER	● POWER POLE
⊛ 5/8" ROD FOUND	△ OVERHEAD ELECTRIC
T TRANSFORMER PAD	IRON FENCE
■ COLUMN	BARBED WIRE
▲ UNDERGROUND ELECTRIC	EDGE OF ASPHALT
OHP OVERHEAD ELECTRIC POWER	EDGE OF GRAVEL
OES OVERHEAD ELECTRIC SERVICE	STONE
CHAIN LINK	CONCRETE
WOOD FENCE 0.5' WIDE TYPICAL	COVERED AREA
DOUBLE SIDED WOOD FENCE	BRICK

EXCEPTIONS:

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

NOTE: REVISION MADE TO ADD SET CORNERS AND UPDATED LEGAL. 07/30/19-MARIA



LINE	BEARING	DISTANCE
L1	N 88°54'14" E	10.96'
L2	S 03°57'21" E	15.72'

0 40 80 120

307 S. Clark Street

Being a tract of land situated in the Benjamin F. Boydston 572 acre Survey, Abstract No. 14, Rockwall County, Texas, same being that tract of land conveyed to Tyler R. Riddle and Megan L. Riddle, by deed recorded in Instrument No. 20160000007399, Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Linda Cauble, by deed recorded in Instrument No. 2006-00359077, Official Public Records of Rockwall County, Texas and lying along the East line of S. Clark Street (public right-of-way);

THENCE North 88 degrees 27 minutes 09 seconds East, along the South line of said Cauble tract, a distance of 198.03 feet to a point for corner, said corner being the Southeast corner of that tract of land conveyed to J. Dale Cherry and Teddi Cherry, by deed recorded in Instrument No. 20150000015128, Official Public Records of Rockwall County, Texas and being the Southwest corner of that tract of land conveyed to Heather Shelton, by deed recorded in Instrument No. 20140000003984, Official Public Records of Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 85 degrees 57 minutes 59 seconds West, a distance of 0.41 feet for witness;

THENCE North 89 degrees 26 minutes 57 seconds East, along the South line of said Shelton tract, a distance of 81.55 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;

THENCE South 02 degrees 21 minutes 02 seconds East, a distance of 169.21 feet to a point for corner, from which a 1/2 inch iron rod found online bears in a Northerly direction at a distance of 0.34 feet for reference;

THENCE North 88 degrees 54 minutes 14 seconds East, a distance of 10.96 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of that tract of land conveyed to Clarence E. Samples and Elva Nell Samples, by deed recorded in Volume 1116, Page 198, Deed Records of Rockwall County, Texas;

THENCE South 03 degrees 57 minutes 21 seconds East, along the West line of said Samples tract, a distance of 15.72 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of that tract of land conveyed to Michael J. Pittman and Janie A. Pittman, husband and wife, by deed recorded in Volume 1739, Page 178, Deed Records of Rockwall County, Texas;

THENCE South 89 degrees 09 minutes 58 seconds West, along the North line of said Pittman tract, a distance of 291.19 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Pittman tract and lying along the aforementioned East line of S. Clark Street;

THENCE North 02 degrees 17 minutes 51 seconds West, along said East line of S. Clark Street, a distance of 182.80 feet to the POINT OF BEGINNING and containing 51,716 square feet or 1.19 acres of land.

NOTES:
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone A and does lie within the 100 year flood zone. Except as shown.

This survey is made in conjunction with the information provided by Capital Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Date: _____ Accepted by: _____ Purchaser

_____ Purchaser

Drawn By: MARIA
Scale: 1" = 40'
Date: 07/22/19
GF NO.: 19-428506-RW
Job No. 1914510

CBG SURVEYING TEXAS LLC
12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

STATE OF TEXAS
REGISTERED
JONATHAN M. QUILL
5882
PROFESSIONAL
LAND SURVEYOR

JONATHAN M. QUILL
R.P.L.S. NO. 5882

307 S. Clark Street, Rockwall, TX 75087

- I would like to propose adding a driveway extension to the existing parking pad currently installed at my residence
- Our intentions are to be historically accurate in the selection of the material, and to enhance the curb appeal of the home
- We have hired a landscape designer, and I hope to get approved Option A in my presentation so that I have room in my budget to finish the landscaping design as intended
    - I believe the vegetation and the landscaping will make my house extremely more appealing for the curb appeal of my home as well as the city.
- I will provide the landscaping plan as I think it is important to the design plan and is integrated with the
- I will provide My own Cad Plan for what I would like to propose as the overall layout of the hardscaping- I have had several revisions with the landscape designer, and my Autocad Plans are the most scaled drawings, and represent most accurately the placement of material -
    - I am not able to draw the flower beds in as easily on Cad, so please follow along as I present the landscaping plan in conjunction with my hardscaping layout.
- Our Intention is to get Option A Passed, I will provide Option B as a back up plan-
    - This option is B is 2.8 times more expensive than Option A
    - Option Bwill not allow us to install the flower beds for a few years, as I slowly build back my finances
- If Option A is not Approved, please see if Option B could be approved
    - Option B is almost triple the costs of Option A
    - This will completely drain all of our funds for additional improvements like landscaping and sprlnklers
    - This will require us to hold off on the landscaping plans for several years.
- The Survey is Included in these pages
- Photos of the existing conditions are included

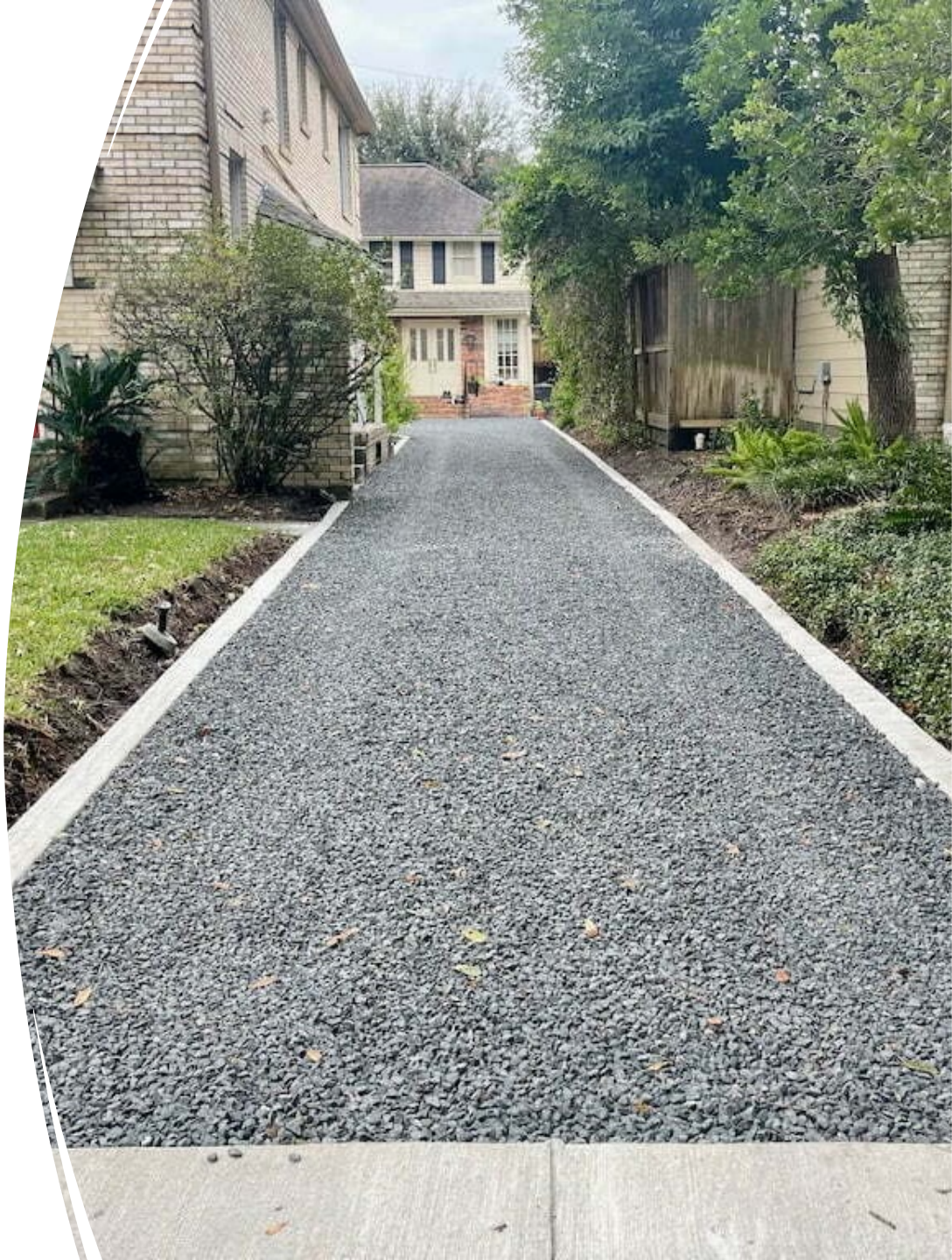
Option A:

Black Star Gravel with stone lined edge

Price: $12,000- (driveway only, not including landscaping)

Research on Historical materials for a Driveway

- The first known use of word driveway was in 1871. According to “This Old House”, most houses built before 1850 were reached via dirt paths. Driveways for the common home simply did not exist. The dirt paths were direct rather than meandering, and not very wide, perhaps 3’ at most. They were not even meant for carriages – and certainly not meant for vehicles which would appear in later years. In later years, the driveway was originally designed to be a path that you drove on (originally for carriages) to reach the front of a home. Only in modern times, when everyone owned a car, did there become a need for a place to store it (garage), so the driveway became a place to “park your car.” With the age of motorized vehicles, post 1900, actual driveways and back alley access ways became commonplace. During the second half of the 19th century, creative driveways began to show up on nicer homes. Semi-circular drives and curving walks, along with the addition of curbing—trimmed edges of cobblestone, cut stone, brick, shells, or clay tile began to make an appearance. Gravel was the preferred surfacing material, although brick, stone and flagstone walks became more prominent and sometimes only a two wheel concrete ribbon down a grass or dirt path. Today’s driveways and choices of paving materials are plentiful, ranging from concrete, asphalt, gravel, and decomposed granite, to more creative and long lasting materials such as brick, natural stone pavers, and our favorite; cobblestone!



Hopedene mansion, from American estates and gardens (1904)

Similar shape and similar materials I am proposing using.

More Facts on Gravel Driveways

A driveway of pea-size gravel trimmed with a cobbled, brick, or picturesque seashell curb offers a textured surface that complements the old house and also drains well. Brick and stone (including cobbles) are also good choices for drives—especially where they were used regionally, as brick was in the South. For walks, choose a smoother surface, such as bricks, frostproof brick pavers, or paving stones (e.g., bluestone or other local sedimentary stone). Set heavy, thick stones or bricks in stone dust or sand, not mortar.

Driveways started during the days of horse and cart days of the 1890's pretty much before this there wasn't anything but just old dirt tracks made from mud. Towards the end of the 19th century those with money started to be extra creative creating curves and bends, the design started to change too including curbs being added with edging made from things like clay tiles and cut stones.
The next real change to the history of driveways was the introduction of gravel to the road surface, along with walkways made from flagstone, brick or cobbles.

- To the right, is an image of a home located very close, in Terrell, TX off of Griffith Ave. – This image was taken in 1950- they have a gravel Driveway.

Black Star Gravel is what we would use on the center part of the gravel drive.

- You will find evidence of this material throughout the neighborhood
  - Especially prominently used along Boydstun Dr.

I have visited Preston Hollow many times, and I love how they use this installation on their properties for parking. It looks so much more natural, and a lot less invasive than concrete

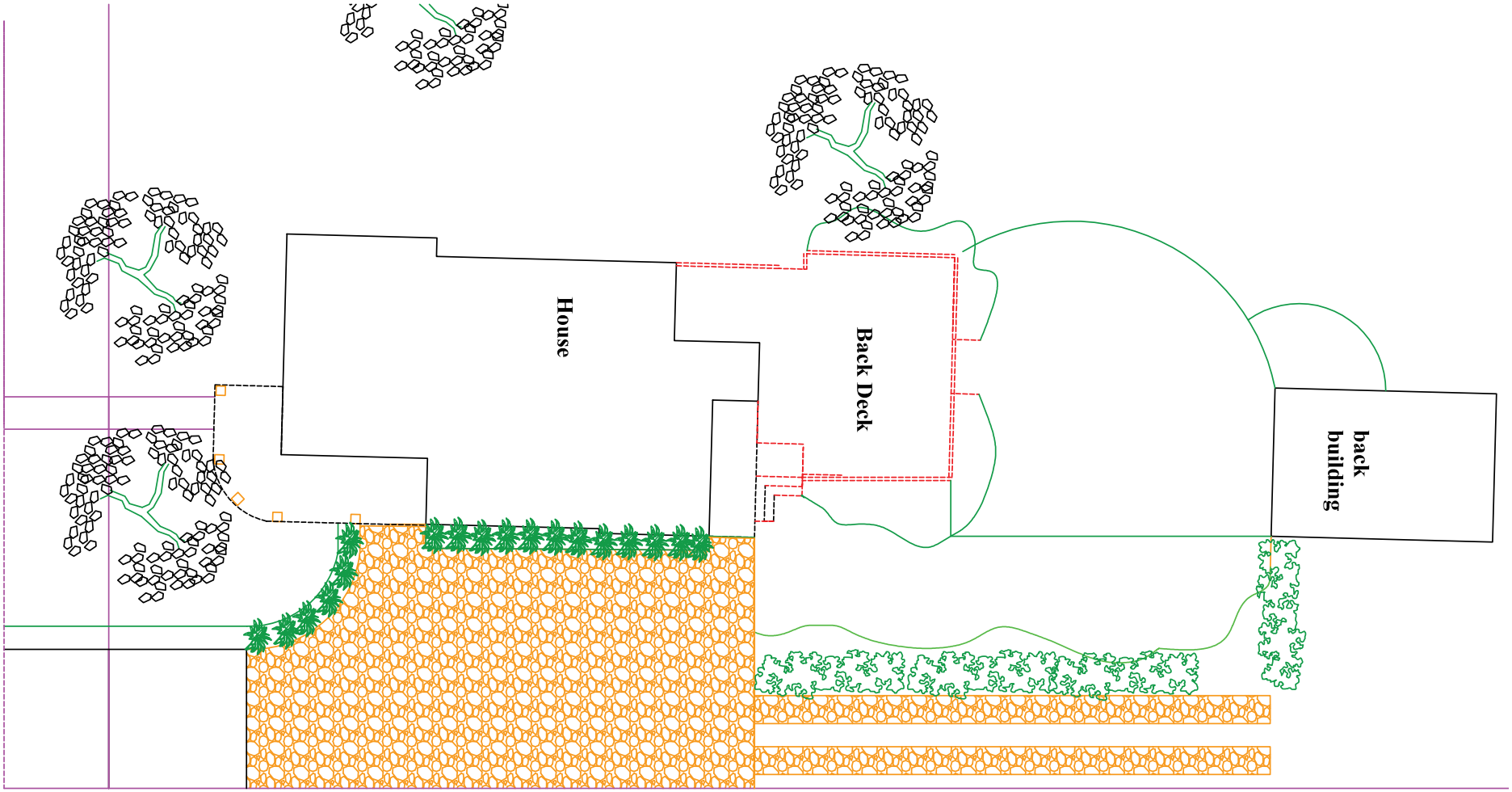
Here are images of Black star Gravel
- Above is a stone border, in which we would install

One last image of the concept of a gravel driveway.

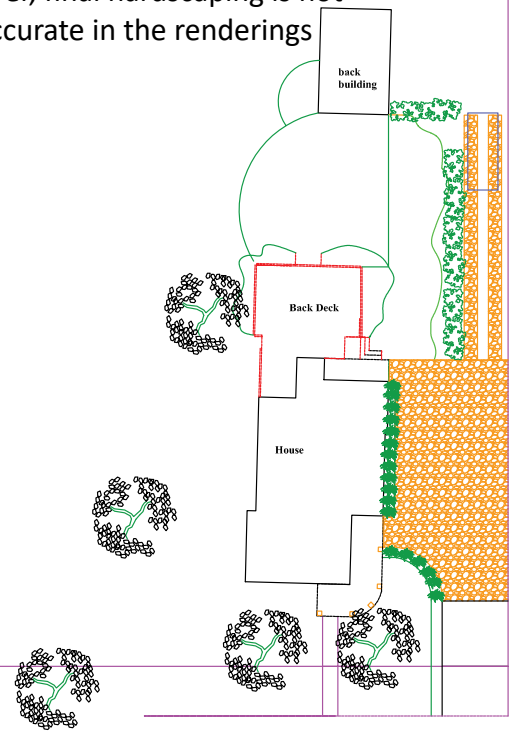
The Installation of the gravel drive would be multiple steps

- Leveling out the grade and creating a shallow bed to prep for the different layers of the drive
- First layer base material, crushed concrete which would then be stamped and leveled to create a smooth surface
- Installation of the stone border that will separate the gravel drive from either flower beds or grass
- Weed preventative layer
- Black star gravel, again stamped down to create a compact and level surface.

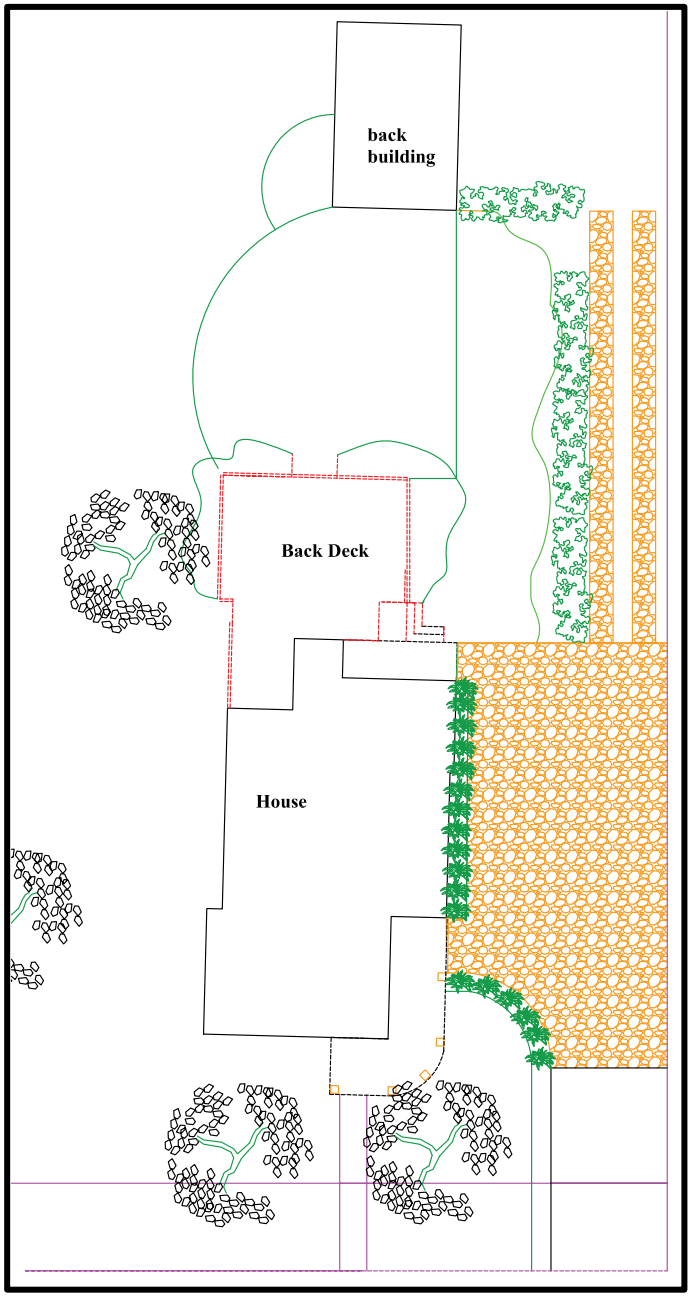
Here is my scaled layout for the prosed new driveway extension. (in orange)



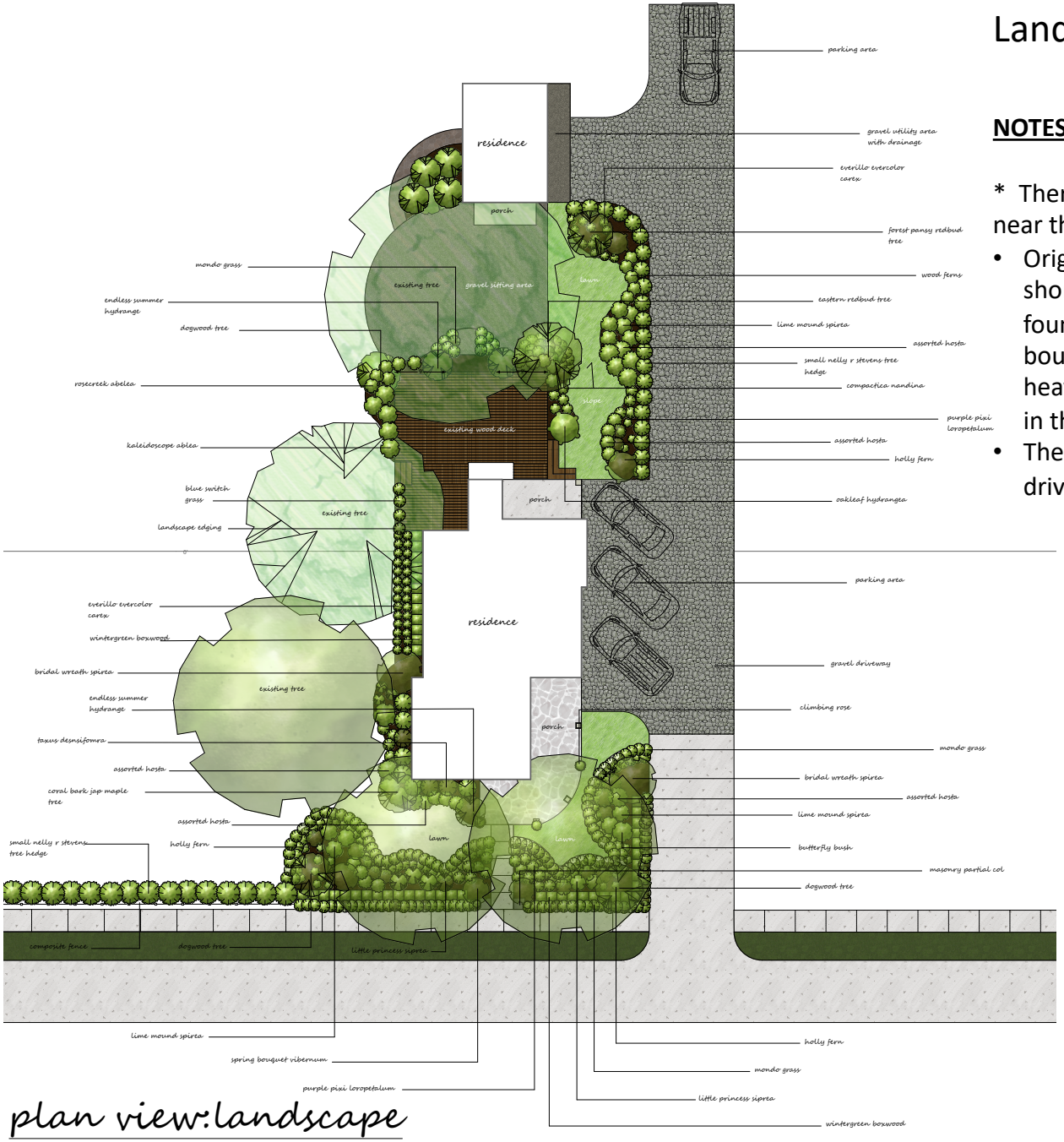
- on the left is the layout of the house and proposed driveway on the Land- Plat lines are in purple
- On the Right: (boxed in black) – is a close up of the house, and proposed driveway extension.
- I would like to have the ability to park three cars in the driveway, and to not have to back out one or two cars to let someone out.
- Currently we have to drive onto the grass to get around a parked car.
- It is our desire to add additional landscaping (plants, shrubs, small trees, etc. to enhance the house and hardscape.
    - The following pages will show the landscaping intent. However, final hardscaping is not completely accurate in the renderings



Location of the driveway extension is in orange



Landscaping plans



plan view:landscape

Scale: 1/8" = 1 ft

NOTES ON THE VARIATIONS OF THIS PLAN

* There will not be as dense of planter beds near the road

- Originally the Landscape designer Proposed a short fence close to the sidewalk. To add a foundational boundary. That foundational boundary was an anchoring segment of the heavy vegetaion- However we eliminated that in the design.
- The driveway will not go back as far as this driveway is drawn

Conceptual Landscaping off of back deck- back ground landscaping is along the drive- you can see the location of the parking spot, (circled in yellow) the gravel that is shown, is not the gravel drive being proposed it is an existing gravel garden off the back deck. This angle shows how the landscaping plans softens the hardscape.

Here is a more arial view of the design plan, (which includes landscaping)- in this view you are able to see the proposed location of the driveway

Conceptual view- The existing drive approach is not this wide- refer to my Cad Drawings on Page 8-

- Towards the back of the house, we are proposing doing a ribbon extension (not what is drawn)

Option B-

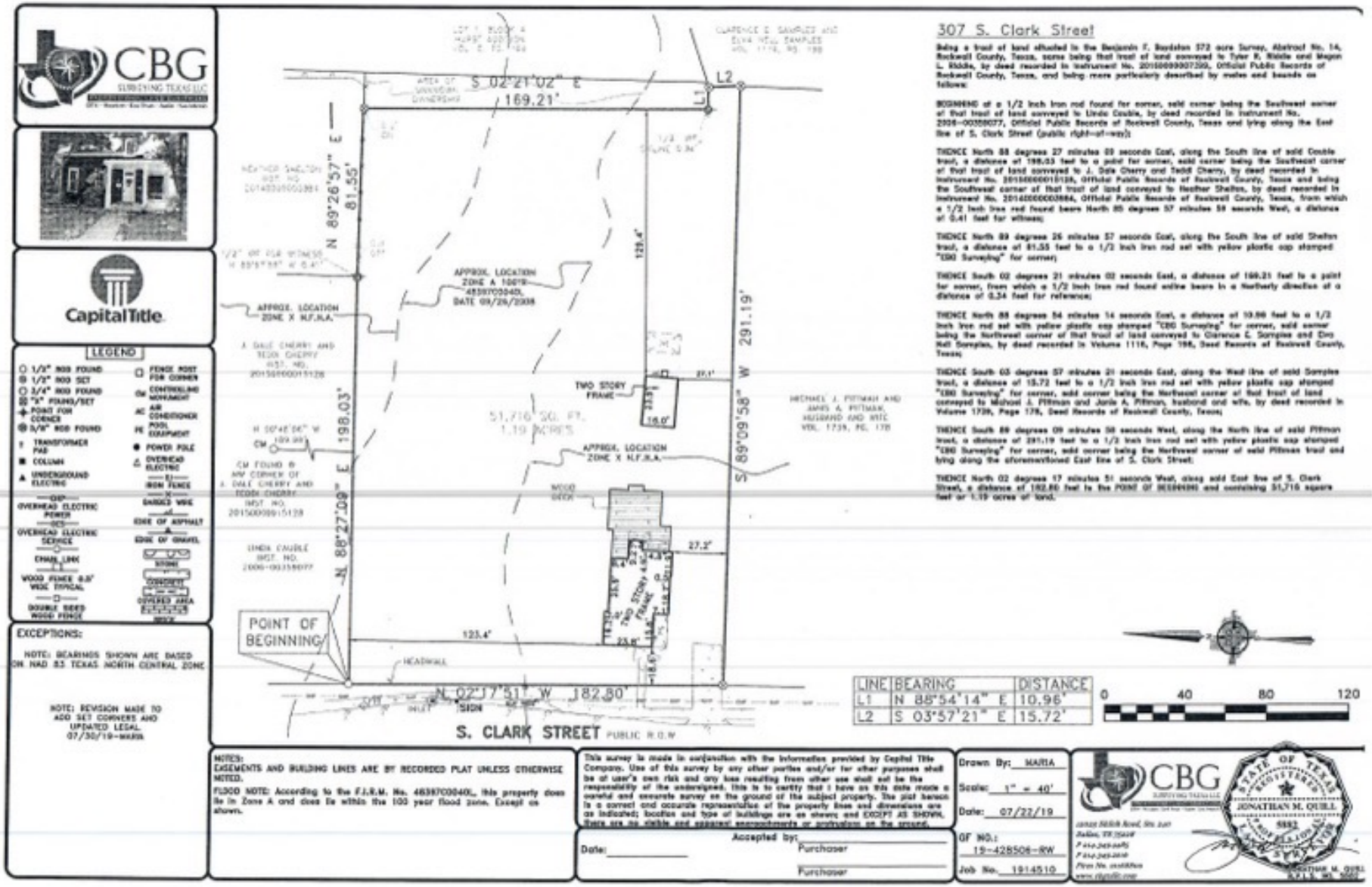
Lueders Gray Pavers.

$34,000- for the driveway only- (driveway only, not including landscaping)

This is the material I would use for Option B

- I think this would be beautiful, however it is almost 3 times more expensive than Option A.
- With it being so much more expensive, it eliminates what we are able to do in terms of landscaping for a very long time

Survey


CBG
SURVEYING TEXAS LLC
CapitalTitle
LEGEND
EXCEPTIONS:
NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE
NOTE: REVISION MADE TO ADD SET CORNERS AND UPDATED LEGAL. 07/30/19-MARTA
307 S. Clark Street
Being a tract of land situated in the Benjamin F. Boydston 372 acre Survey, Abstract No. 14, Rockwall County, Texas, same being that tract of land conveyed to Tyler B. Riddle and Megan L. Riddle, by deed recorded in Instrument No. 20150000007200, Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Linda Caudle, by deed recorded in Instrument No. 2006-00358077, Official Public Records of Rockwall County, Texas and lying along the East line of S. Clark Street (public right-of-way);
THENCE North 88 degrees 27 minutes 09 seconds East, along the South line of said Caudle tract, a distance of 198.03 feet to a point for corner, said corner being the Southeast corner of that tract of land conveyed to J. Dale Cherry and Todd Cherry, by deed recorded in Instrument No. 20150000015128, Official Public Records of Rockwall County, Texas and being the Southwest corner of that tract of land conveyed to Heather Shelton, by deed recorded in Instrument No. 20140000003884, Official Public Records of Rockwall County, Texas, from which a 1/2 inch iron rod found bears North 85 degrees 57 minutes 59 seconds West, a distance of 0.41 feet for witness;
THENCE North 89 degrees 26 minutes 57 seconds East, along the South line of said Shelton tract, a distance of 81.55 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner;
THENCE South 02 degrees 21 minutes 02 seconds East, a distance of 169.21 feet to a point for corner, from which a 1/2 inch iron rod found online bears in a Northerly direction of a distance of 0.34 feet for reference;
THENCE North 88 degrees 54 minutes 14 seconds East, a distance of 10.96 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of that tract of land conveyed to Clarence E. Samples and Elva Nell Samples, by deed recorded in Volume 1116, Page 198, Deed Records of Rockwall County, Texas;
THENCE South 03 degrees 57 minutes 21 seconds East, along the West line of said Samples tract, a distance of 15.72 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of that tract of land conveyed to Michael J. Pittman and Janie A. Pittman, husband and wife, by deed recorded in Volume 1739, Page 178, Deed Records of Rockwall County, Texas;
THENCE South 89 degrees 09 minutes 58 seconds West, along the North line of said Pittman tract, a distance of 291.19 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the Northwest corner of said Pittman tract and lying along the aforementioned East line of S. Clark Street;
THENCE North 02 degrees 17 minutes 51 seconds West, along said East line of S. Clark Street, a distance of 182.80 feet to the POINT OF BEGINNING and containing 51,716 square feet or 1.19 acres of land.
S 02°21'02" E 169.21'
N 89°26'57" E 81.55'
N 88°27'09" E 198.03'
S 89°09'58" W 291.19'
N 02°17'51" W 182.80'
L1 N 88°54'14" E 10.96'
L2 S 03°57'21" E 15.72'
51,716 SQ. FT. 1.19 ACRES
POINT OF BEGINNING
S. CLARK STREET PUBLIC R.O.W.
TWO STORY FRAME
APPROX. LOCATION ZONE A 100YR 48397C0040L DATE 09/26/2008
APPROX. LOCATION ZONE X N.F.H.A.
MICHAEL J. PITTMAN AND JANIE A. PITTMAN, HUSBAND AND WIFE VOL. 1739, PG. 178
LINDA CAUDLE INST. NO. 2006-00358077
J. DALE CHERRY AND TODD CHERRY INST. NO. 20150000015128
HEATHER SHELTON INST. NO. 20140000003884
0 40 80 120
NOTES:
EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48397C0040L, this property does lie in Zone A and does lie within the 100 year flood zone. Except as shown.
This survey is made in conformation with the information provided by Capital Title Company. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.
Accepted by:
Purchaser
Purchaser
Date:
Drawn By: MARTA
Scale: 1" = 40'
Date: 07/22/19
GF NO.: 19-428506-RW
Job No. 1914510
CBG
STATE OF TEXAS
REGISTERED
JONATHAN M. QUILL
5932
LAND SURVEYOR
JONATHAN M. QUILL R.P.L.S. NO. 5932

We have had our vehicle get stuck in the mud after a rain-
This also causes unsightly mud tracks over the existing parking pad and onto the city streets

307

307
NOV 12 2004

June 19, 2023

TO: Kim Armstrong
307 S. Clark Street
Rockwall, TX 75087

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

SUBJECT: H2023-008; *Certificate of Appropriateness (COA) for a Driveway*

Kim:

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 June 15, 2023. 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 June 15, 2023, the Historic Preservation Advisory Board (HPAB) approved a motion to approve the Certificate of Appropriateness [Option B: pave the driveway with pavers] by a vote of 4-0, with Board Members Gaskin and Odom absent.

Should you have any questions or concerns regarding your case, please feel free to contact me a (972) 772-6488.

Sincerely,

Bethany Ross

Bethany Ross; *Planner*
City of Rockwall Planning and Zoning Department