



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

HISTORIC PRESERVATION ADVISORY BOARD

CONDITIONS OF APPROVAL

NOTES



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

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

SPECIAL DISTRICTS (SELECT APPLICABLE):

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

CONTRIBUTING STATUS (SELECT APPLICABLE):

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

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **308 Fannin Street, Rockwall, TX 75087**

SUBDIVISION **Thomas & Smith Addition**

LOT

1 & 2

BLOCK

A

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

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

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

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: _____

OWNER(S) NAME **CM Fannin I, LP**

APPLICANT(S) NAME **Chris Beardon**

ADDRESS **4514 Travis Street, Suite 326
Dallas, Texas 75205**

ADDRESS **308 Fannin Street
Rockwall, TX 75087**

PHONE **214-269-1643**

PHONE **972-693-5830**

E-MAIL **mgillen@cienda.com**

E-MAIL **chris@msmcgroup.com**

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

CONSTRUCTION TYPE (CHECK ONE): EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION
 RELOCATIONS OTHER, SPECIFY: _____

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): **\$ 5,500**

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.

REPAINT EXISTING STUCCO TO A NEW PAINT COLOR. EXISTING BRICK TO REMAIN. BURGUNDY PAINTED STUCCO TO BE REPAINTED SAME COLOR. REMOVE FRONT DOOR AND SIDELIGHTS AND REPLACE WITH NEW STAINED WOOD DOOR.

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

Authorized Signatory

APPLICANT'S SIGNATURE

WADE'S LANDING

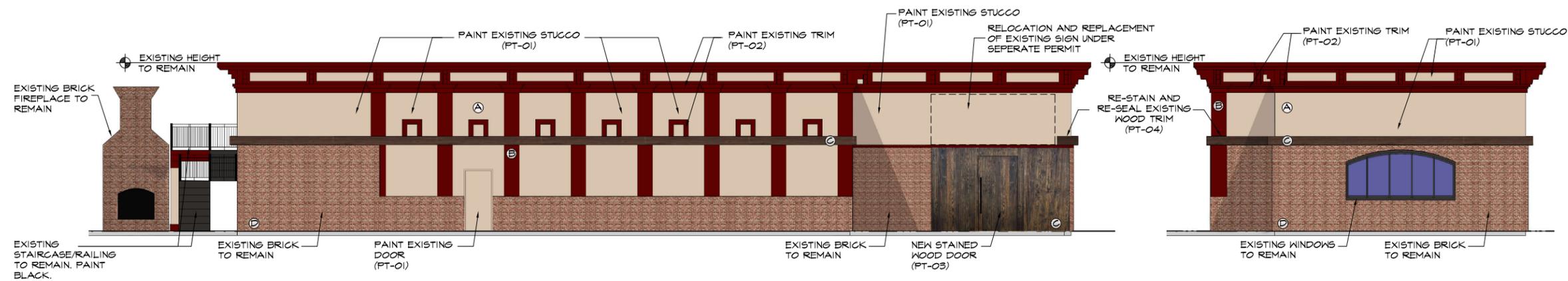
308 N FANNIN ST,
ROCKWALL, TEXAS
75087

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DESIGN CONSULTANT



1088 Texan Trail
Grapevine, Texas 76051
United States
TEL: 214.505.8281



01 NORTH ELEVATION
SCALE: NTS

02 WEST ELEVATION
SCALE: NTS



03 SOUTH ELEVATION
SCALE: NTS

02 EAST ELEVATION
SCALE: NTS



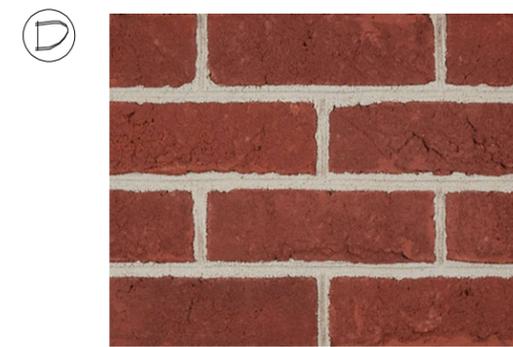
EXISTING STUCCO: SHERWIN WILLIAMS FRESCO CREAM SW7719 (PT-01)



EXISTING TRIM: SHERWIN WILLIAMS ROOKWOOD RED SW2802 (PT-02)



NEW DOOR: MINWAX WOOD STAIN, COLOR: PROVINCIAL #211, OPACITY: SEMI-TRANSPARENT (PT-03)
EXISTING WOOD TRIM: MINWAX WOOD STAIN, COLOR: PROVINCIAL #211, OPACITY: SOLID (PT-04)



EXISTING BRICK TO REMAIN.

ISSUE: 01

12/24/2023 HISTORIC PRESERVATION ADVISORY BOARD - APPLICATION, CITY OF ROCKWALL, TX

REVISIONS:

△	
△	
△	

DATE: 12/24/2023

DDG PROJECT NUMBER: 2305

CITY CASE NUMBER: COM2023-4188

SHEET NAME

EXTERIOR ELEVATIONS

SHEET:

A1.0



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: January 18, 2024
APPLICANT: Chris Beardon; *MSMC Group*
CASE NUMBER: H2024-001; *Certificate of Appropriateness (COA) for 308 N. Fannin Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Chris Beardon of MSMC Group for the approval of a Certificate of Appropriateness (COA) for the purpose of remodeling an existing non-residential building that is designated as a *Non-Contributing Property* being a 0.66-acre tract of land identified as Lots 1 & 2, Block A, Thomas & Smith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 308 N. Fannin Street, and take any action necessary.

BACKGROUND

The subject property was annexed at some point between July 1905 and April 1911, based on the April 1911 Sanborn Maps. According to the 2017 Historic Property Survey the 920 SF storage building (*per the Rockwall Central Appraisal District*) was constructed in 1925, and was originally utilized as a gas station. The subject property was originally platted in 1959 as Lots 32A, 32B, and part of Lots 32C & 32D, Block 32, B. F. Boydston Addition. On January 3, 2006, the City Council approved a replat [Case No. P2005-046] that establish the subject property as Lots 1 & 2, Block A, Thomas & Smith Addition. In addition, on January 3, 2006, the City Council approved a site plan [Case No. SP2005-031] to allow the construction of a 3,690 SF *Restaurant Building*, which was constructed on the subject property later that year.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of remodeling the exterior of the existing non-residential building on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 308 N. Fannin Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. Lots 32C & 32D, Block 32, B. F. Boydston Addition*) developed with single-family homes that are designated as *Medium-Contributing*. Beyond this is Williams Street [SH-66], which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are two (2) parcels of land (*i.e. southwest corner of Lot 4C & northwest corner of Lot 4A, Block 2, F&M Addition*) developed with single-family homes that are designated as *Medium-Contributing*. North of this is Margaret Street, which is identified as a *R2 (i.e. residential, two [2] lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. All of these properties are zoned Single-Family 7 (SF-7) District and are within the Old Town Rockwall (OTR) Historic District.

South: Directly south of the subject property is the boundary of the Old Town Rockwall (OTR) Historic District. Beyond this is a 0.32-acre parcel of land (*i.e. Lot 2, Block 4, Griffith Addition*) developed with a commercial parking lot utilized by the restaurant on the subject property. Following this is a 0.1950-acre parcel of land (*i.e. all of Lot 6 & part of Lot 3, Block 4, Griffith Addition*) developed with a duplex. South of this is a public trail that provides access to Lofland Park. Beyond this are three (3) parcels of land (*i.e. Lots A, part of B, & part of E, Block 3, Griffith Addition*) developed

with commercial buildings (i.e. Wells Cattle Co., Certa Pro, T&T Color Supply). All of these properties are zoned Downtown (DT) District.

East: Directly east of the subject property is 308 Williams Street [SH-66], which is a 0.61-acre parcel of land developed with a single-family home that is designated as *Non-Contributing*. Beyond this is 310 Williams Street [SH-66], which is a 0.16-acre parcel of land developed with a single-family home that is designated as *Medium Contributing*. Beyond this is Kernodle Street, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are two (2) parcels of land (i.e. Lots A & B, Block 5, F&M Addition) developed with single-family homes that are designated as *Medium-Contributing*. All of these properties are zoned Single-Family 7 (SF-7) District and are within the Old Town Rockwall (OTR) Historic District.

West: Directly west of the subject property is N. Fannin Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is 401 N. Fannin Street, which is a 0.55-acre parcel of land developed with a single-family home that is designated as *High-Contributing*. Following this is a vacant 1.65-acre parcel of land (i.e. Lot 1, Block A, Olive-Fannin Addition). West of this is 105 Olive Street, which is a 0.7191-acre parcel of land developed with a commercial building (i.e. Bin 303) that is designated as *High-Contributing*. All of these properties are zoned Downtown (DT) District and are within the Old Town Rockwall (OTR) Historic District.

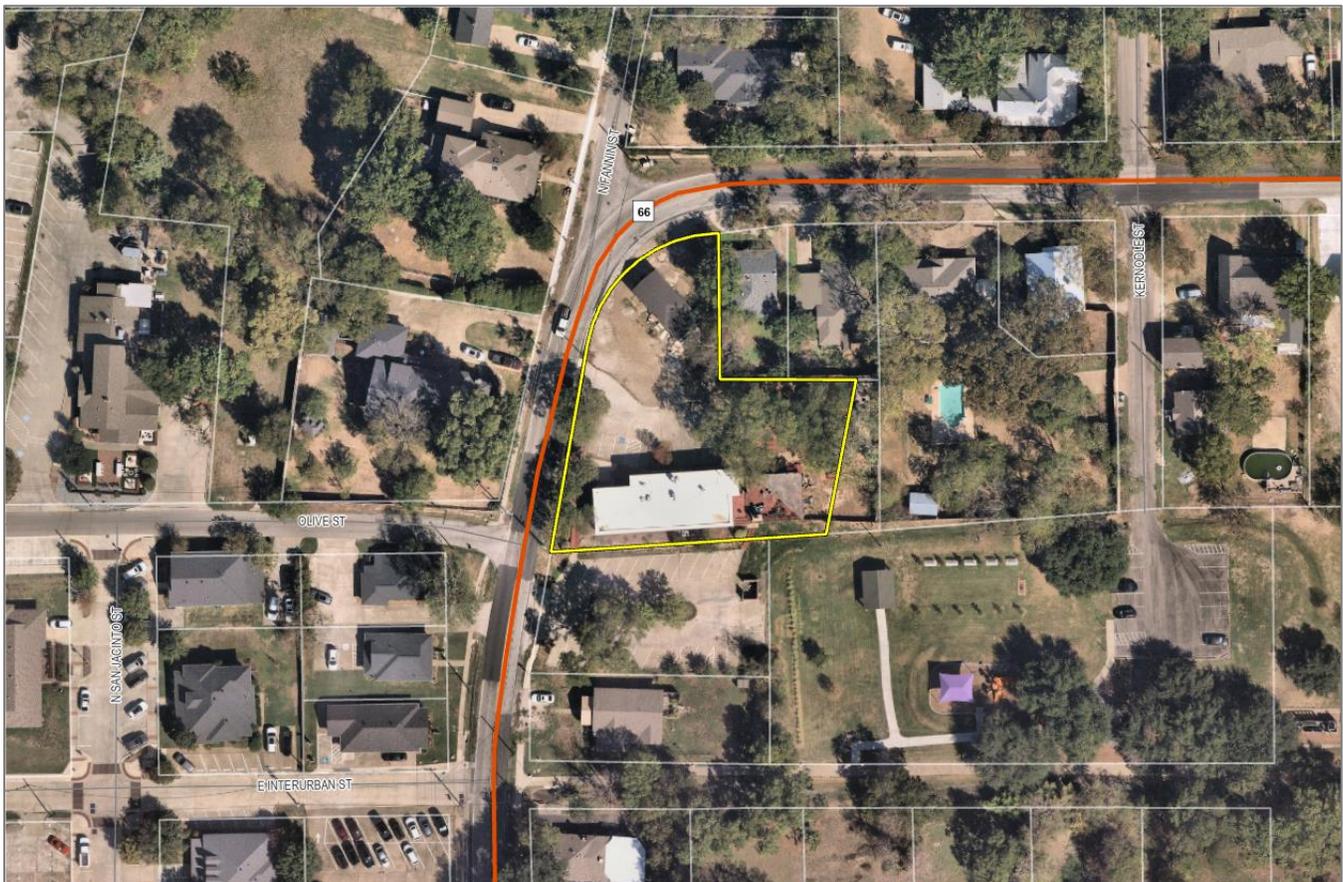


FIGURE 4: LOCATION MAP

CHARACTERISTICS OF THE PROJECT

On December 29, 2023 the applicant submit an application requesting approval of a Certificate of Appropriateness (COA) to allow the remodel of an existing non-residential building on the subject property. Based on the building elevations provided by the applicant they are proposing to [1] replace the existing entryway glass and door, and [2] paint the exterior of the building, including the brick. Staff should note that the applicant had already replaced the entryway glass and door prior to submitting or receiving a Certificate of Appropriateness (COA).

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 within 200-feet of a contributing property.

In reviewing the applicant's request against Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) the following guidelines apply:

(1) *Building Standards*.

(a) *Building Facades and Materials*. According to Section 07(C), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(i)n cases where the original exterior facade materials are unavailable, complementary exterior materials may be used." This section continues by listing how different architectural elements may be changed as long as they are in the style and period of the building. In this case, the existing building is considered *Non-Contributing* within the Old Town Rockwall (OTR) Historic District and was constructed in 2006. Given this, when reviewing the replacement of the entryway glass and door, the HPAB should consider whether this scope of work will have a negative impact on any of the adjacent properties, rather than the historical integrity of the subject property

(b) *Paint and Color*. According to Section 07(M), of Appendix D, *Historic Preservations Guidelines*, of the Unified Development Code (UDC) "(b)rick, stone or other naturally or historically unpainted materials should not be painted unless the material has been painted before." In this case, the existing stucco and wood accents have been previously painted; however, the brick has never been painted. With this being said, the structure is not historically significant and the painting of the brick would not change this; however, the HPAB has discretion over whether the brick shall be painted, and if painted, to determine if it would adversely affect the character of the site. In addition, the *Historic Preservation Guidelines* discourage "(f)lorescent and metallic colors."

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's scope of work (*i.e. entryway glass and door replacement, and painting*) appears to generally be in conformance with the guidelines contained in the Unified Development Code (UDC), and the proposed scope of work does 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 January 8, 2024, staff notified 38 property owners and occupants within 200-feet of the subject property. At the time this report was written, staff had not received any notices regarding the applicant's request.

CONDITIONS OF APPROVAL

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

(1) 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

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- COMMERCIAL

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SUBDIVISION **Thomas & Smith Addition**

LOT

1 & 2

BLOCK

A

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

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

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: _____

OWNER(S) NAME **CM Fannin I, LP**

APPLICANT(S) NAME **Chris Beardon**

ADDRESS **4514 Travis Street, Suite 326
Dallas, Texas 75205**

ADDRESS **308 Fannin Street
Rockwall, TX 75087**

PHONE **214-269-1643**

PHONE **972-693-5830**

E-MAIL **mgillen@cienda.com**

E-MAIL **chris@msmcgroup.com**

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

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

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): **\$ 5,500**

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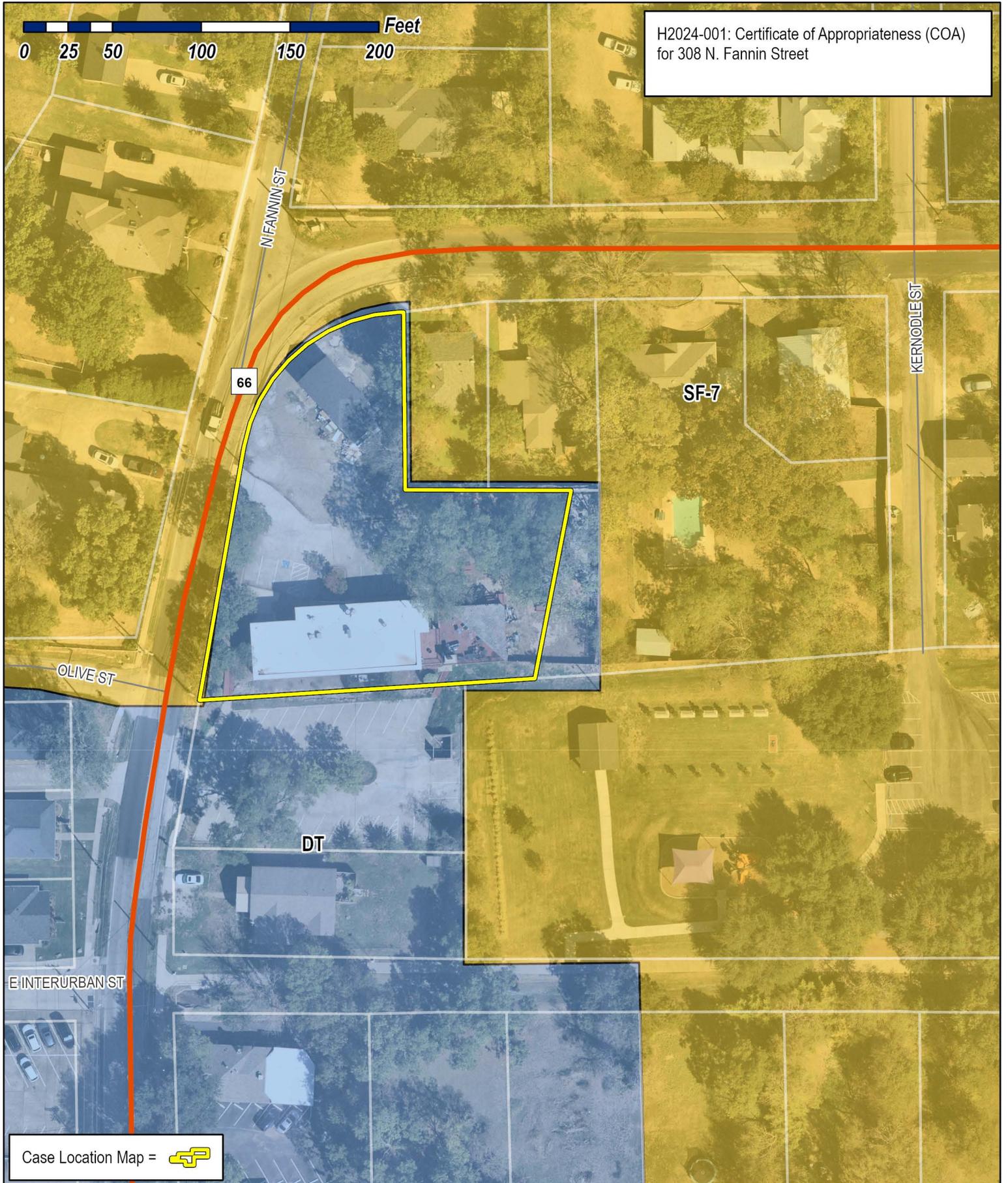
OWNER'S SIGNATURE

Authorized Signatory

APPLICANT'S SIGNATURE



H2024-001: Certificate of Appropriateness (COA) for 308 N. Fannin Street



Case Location Map = 



City of Rockwall

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

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

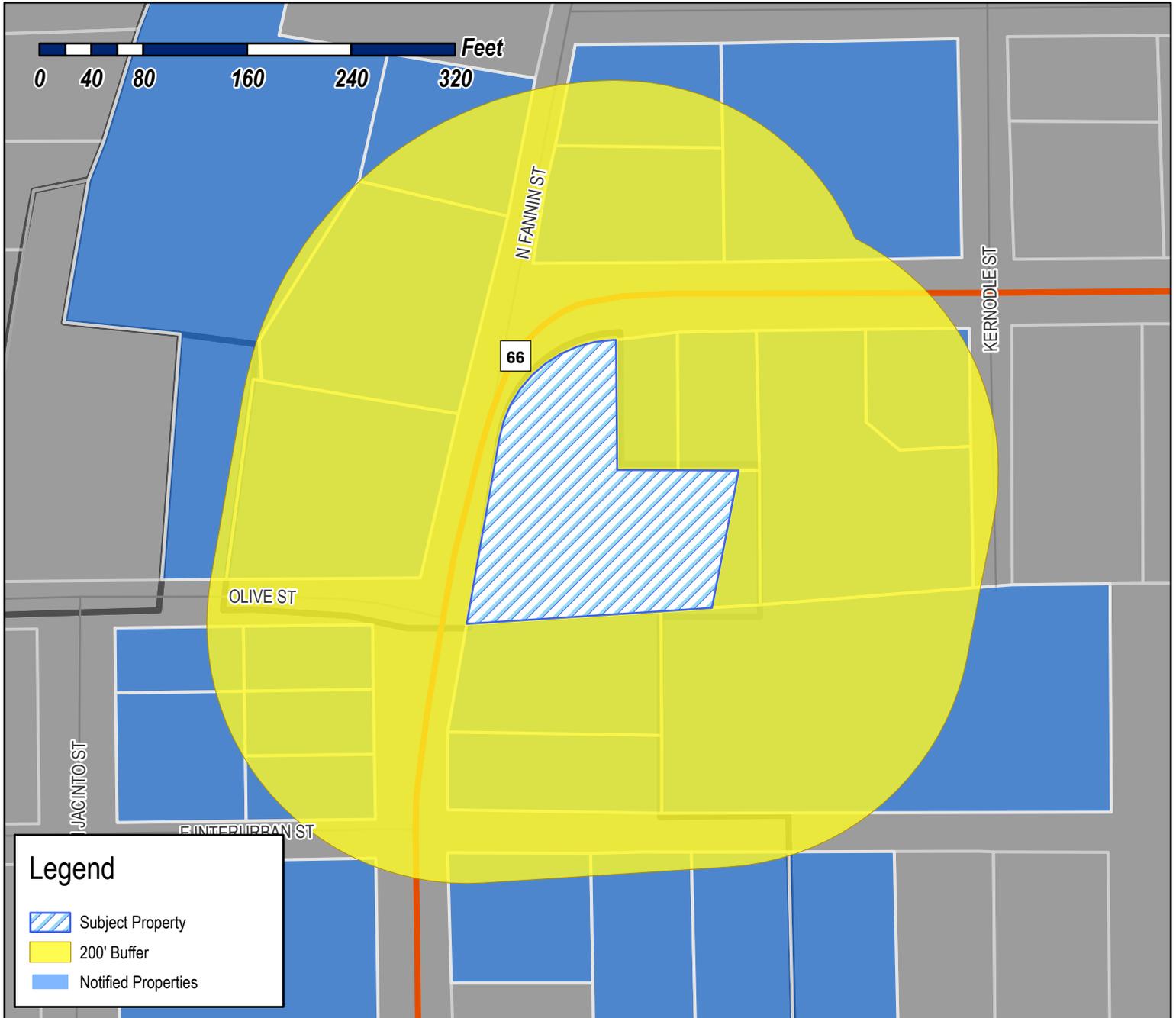




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Case Number: H2024-001
Case Name: COA for Non-Contributing Property
Case Type: Historic
Zoning: Downtown (DT) District
Case Address: 308 N. Fannin Street



Date Saved: 1/11/2024

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

RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

RAC OF ROCKWALL LLC
1220 CRESTCOVE
ROCKWALL, TX 75087

RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

COMMUNITY BANK
201 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
206 N FANNIN ST
ROCKWALL, TX 75087

WELLS LEE E & LYNDA S
2146 HARRELL STREET
GREENVILLE, TX 75402

HILLTOP ESCAPES INC
2234 RANDAS WAY
ROCKWALL, TX 75087

RESIDENT
301 N FANNIN ST
ROCKWALL, TX 75087

LOFTUS GERALDINE J
302 E MARGARET ST
ROCKWALL, TX 75087

RESIDENT
302 N FANNIN ST
ROCKWALL, TX 75087

BRUCE DANA G & JEANNE L
302 N SAN JACINTO ST
ROCKWALL, TX 75087

RESIDENT
303 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
304 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
304 N SAN JACINTO
ROCKWALL, TX 75087

KRONTZ CHRISTIAN MICHAEL & JILLIAN ABIGAIL
WRIGHT
305 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
305 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
306 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
306 N FANNIN ST
ROCKWALL, TX 75087

SHIPMAN CLAY AKA BUDDY CLAYTON SHIPMAN
306 WILLIAMS ST
ROCKWALL, TX 75087

WILLESS JAMES L
307 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
307 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
308 FANNIN
ROCKWALL, TX 75087

DEBORAH C WINES FAMILY TRUST
DEBORAH C WINES - TRUSTEE
308 WILLIAMS ST
ROCKWALL, TX 75087

PATRICIA A MAY LIVING TRUST
PATRICIA A MAY - TRUSTEES
308 WILLIAMS ST
ROCKWALL, TX 75087

RESIDENT
310 WILLIAMS ST
ROCKWALL, TX 75087

KMA LLC
401 COUNTRY RIDGE RD
ROCKWALL, TX 75087

GODINEZ RAUL K AND
MAGDALENA M GALVAN-DIAZ
401 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
401 N FANNIN ST
ROCKWALL, TX 75087

NICHOLSON JACQUELYN SUE AND PAUL
EDWARD
405 N FANNIN STREET
ROCKWALL, TX 75087

CM FANNIN I LP
4514 TRAVIS ST STE 326
DALLAS, TX 75205

RESIDENT
501 KERNODLE
ROCKWALL, TX 75087

SEREGOW JAMES AND KATHLEEN
503 N FANNIN ST
ROCKWALL, TX 75087

JENNIFER'S HOMES INC
519 E INTERSTATE 30 #442
ROCKWALL, TX 75087

ODOM JAY & ALISON
601 N FANNIN ST
ROCKWALL, TX 75087

POINTER PRICE
605 NAKOMA DR
ROCKWALL, TX 75087

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

ROCK N' ROLL REALTY LLC
PO BOX 2571
ROCKWALL, TX 75087

RUTH DOWER LIVING TRUST DATED JUNE 3,
2014
RUTH DOWER TRUSTEE
PO BOX 871239
MESQUITE, TX 75187

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. H2024-001: COA for a Non-Contributing Property

Hold a public hearing to discuss and consider a request by Chris Beardson of MSMC Group for the approval of a Certificate of Appropriateness (COA) for the purpose of remodeling an existing non-residential building that is designated as a Non-Contributing Property being a 0.66-acre tract of land identified as Lots 1 & 2, Block A, Thomas & Smith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 308 N. Fannin 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, January 18, 2024 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Thursday, January 18, 2024 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

----- PLEASE RETURN THE BELOW FORM -----

Case No. H2024-001: COA for a Non-Contributing Property

Please place a check mark on the appropriate line below:

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

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

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

Name:

Address:

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

WADE'S LANDING

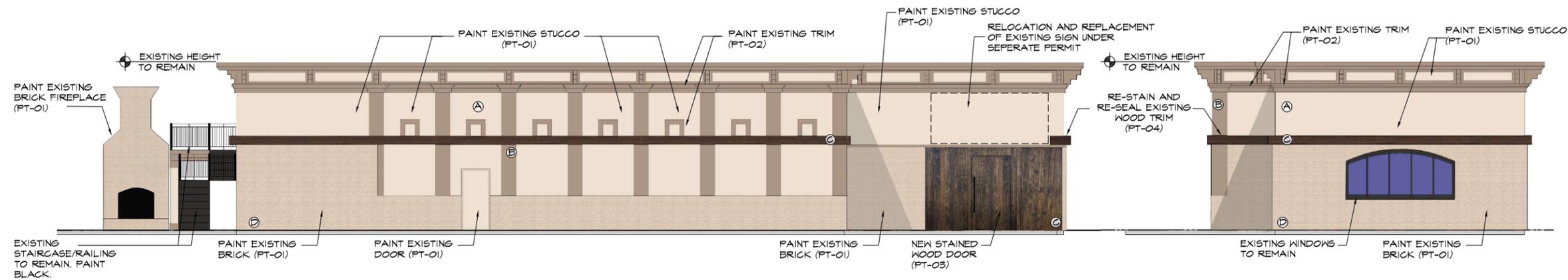
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DESIGN CONSULTANT



1088 Texan Trail
Grapevine, Texas 76051
United States
TEL: 214.605.8281



01 NORTH ELEVATION
SCALE: NTS

02 WEST ELEVATION
SCALE: NTS



03 SOUTH ELEVATION
SCALE: NTS

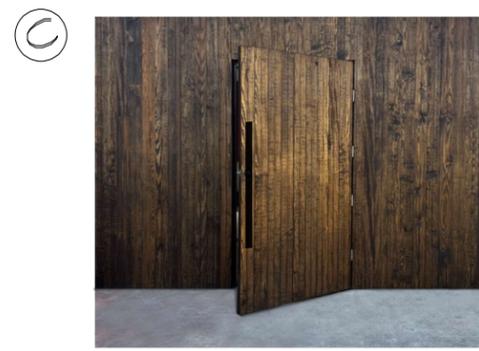
02 EAST ELEVATION
SCALE: NTS



EXISTING STUCCO: BEHR VIEJO WHITE #MS-25
EXTERIOR MASONRY, STUCCO AND BRICK PAINT
(PT-01)

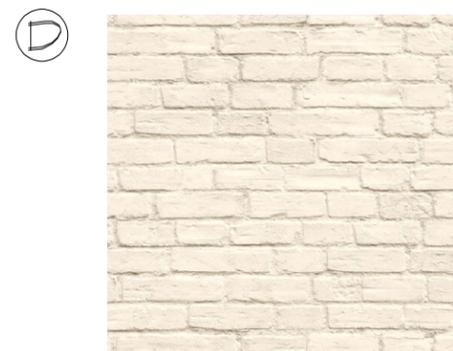


EXISTING TRIM: BEHR RIVER STONE #MS-24
EXTERIOR MASONRY, STUCCO AND BRICK PAINT
(PT-02)



NEW DOOR: MINWAX WOOD STAIN, COLOR:
PROVINCIAL #211, OPACITY: SEMI-TRANSPARENT
(PT-03)

EXISTING WOOD TRIM: MINWAX WOOD STAIN, COLOR:
PROVINCIAL #211, OPACITY: SOLID
(PT-04)



EXISTING BRICK: BEHR VIEJO WHITE #MS-25
EXTERIOR MASONRY, STUCCO AND BRICK PAINT
(PT-01)

ISSUE: 01

01/10/2024 HISTORIC PRESERVATION
ADVISORY BOARD -
APPLICATION, CITY OF
ROCKWALL, TX

REVISIONS:

△	
△	
△	

DATE: 01.10.2024

DDG PROJECT NUMBER: 2305

CITY CASE NUMBER: COM2023-4188

SHEET NAME

EXTERIOR ELEVATIONS

SHEET:

A1.0





NO PARKING
IN THIS
ZONE