



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

***HISTORIC PRESERVATION ADVISORY BOARD APPLICATION***

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

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**HISTORIC PRESERVATION ADVISORY BOARD**

**CONDITIONS OF APPROVAL**

**NOTES**



# HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: \_\_\_\_\_

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

### APPLICATION:

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

### SPECIAL DISTRICTS (SELECT APPLICABLE):

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

### CONTRIBUTING STATUS (SELECT APPLICABLE):

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

### CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

203 N. 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?  YES  NO

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

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

OTHER, SPECIFY:

OWNER(S) NAME

Morgan Edwards

ADDRESS

203 N. Clark St

PHONE

972-310-8885

E-MAIL

mbedwards13@yahoo.com

APPLICANT(S) NAME

Father

Bryan K Edwards

ADDRESS

624 Knollwood

Rockwall Tx 75087

PHONE

214 695 3957

E-MAIL

Bsm.Edwards@sbcglobal.net

### 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):

\$4,000.00 Supplies Only

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.

- (1) Front deck and railing 6' x 16' 18" high  
Pressure treated framing + subfloor. Trex floor with rod iron railing
- (2) Rear deck, railing, and cover 8' x 21' 24" high  
Pressure treated framing + subfloor. Sun tuf polycarbonate roof.  
Pressure treated flooring with pressure treated railing.

### OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

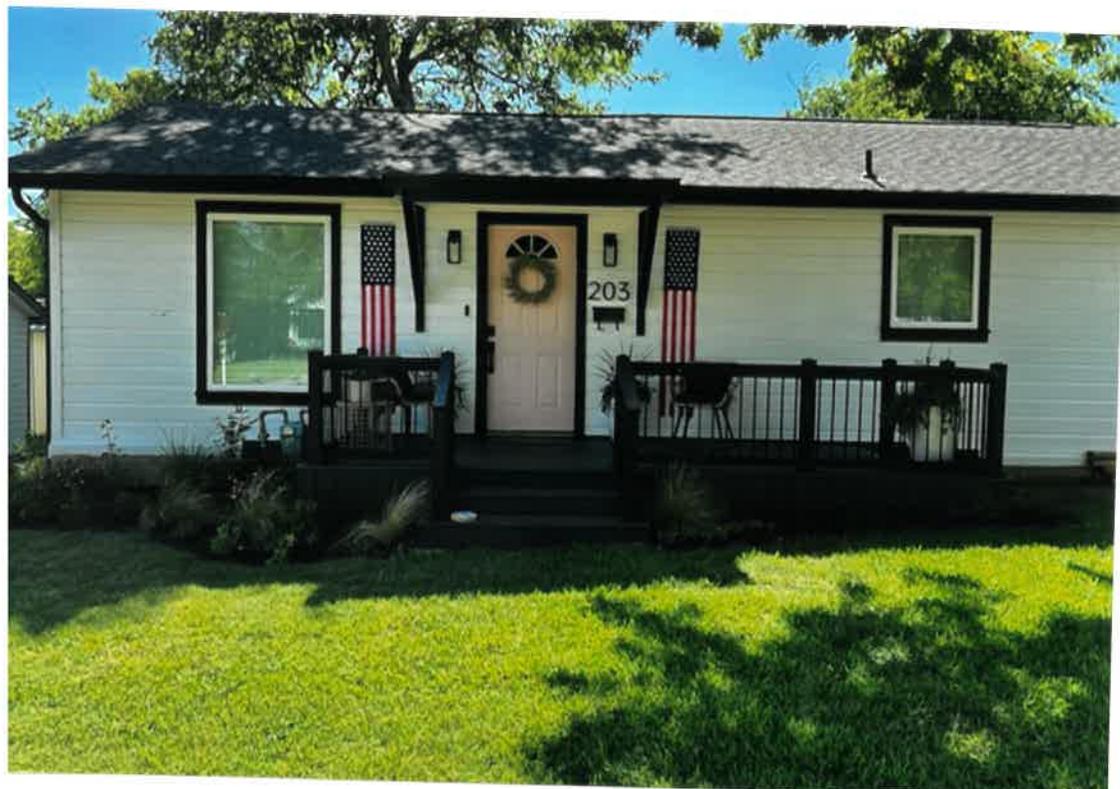
I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

OWNER'S SIGNATURE

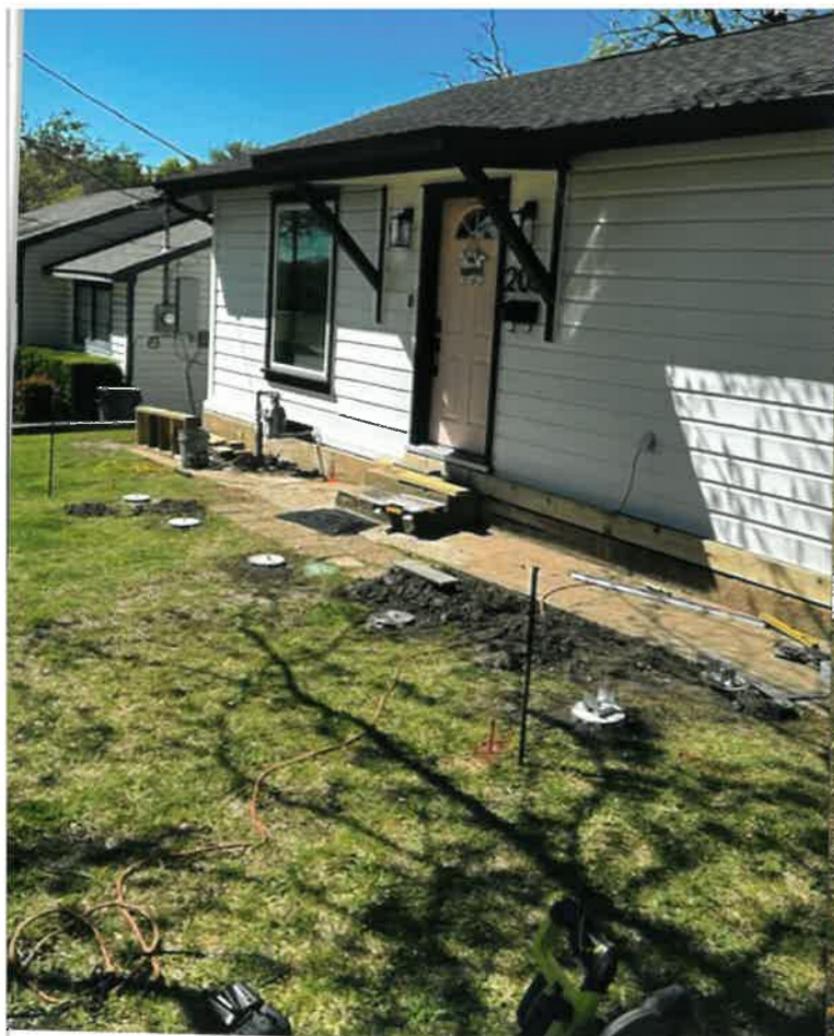
*Morgan Edwards*

APPLICANT'S SIGNATURE

*Bryan K Edwards*









# 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

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**TO:** Historic Preservation Advisory Board  
**DATE:** August 15, 2024  
**APPLICANT:** Bryan Edwards  
**CASE NUMBER:** H2024-013; *Certificate of Appropriateness (COA) for 203 N. Clark Street*

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### SUMMARY

Hold a public hearing to discuss and consider a request by Bryan Edwards on behalf of Morgan Edwards for the approval of a Certificate of Appropriateness (COA) for exterior alterations to a *Non-Contributing Property* being a 0.1150-acre tract of land identified as a portion of Block 22 Farmer & Merchants 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 203 N. Clark Street, and take any action necessary.

### BACKGROUND

The 1,219 SF single-family home -- *situated on the subject property at 203 N. Clark Street* -- was constructed circa 1955 utilizing the *Minimal Traditional* architectural style according to the 2017 *Historic Resource Survey*. According to the Rockwall Central Appraisal District (RCAD), in addition to the existing single-family home there is a 493 SF storage building constructed in 2020. The single-family home is classified as *Non-Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property that is assigned the *Non-Contributing* classification is defined as a structure that "... does not add to the historical architectural qualities, historical associations, or archaeological value..." The subject property was annexed prior to 1905 based on the July 1905 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)



FIGURE 1: AUGUST 17, 2012

District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this zoning change. Staff should note that on October 19, 2023, the property owner received approval from the Historic Preservation Advisory Board (HPAB) for a Certificate of Appropriateness [Case No. H2023-013], Small Matching Grant [Case No. H2023-014], and Building Permit Fee Waiver [Case No. H2023-015] for the replacement of the existing windows on the single-family home.

Staff should note this case was initiated by the Building Inspections Department. The Building Inspections Department notified the property owner on July 17, 2024 that all work on the property must stop until the approval of a Certificate of Appropriateness (COA) and until the issuance of a Building Permit. In compliance with this notice, the applicant applied for a COA on July 19, 2024.

### PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of constructing a deck with railing and patio cover on the front and rear of the single-family home on the subject property.

**ADJACENT LAND USES AND ACCESS**

The subject property is located at 203 N. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.323-acre parcel of land (i.e. part of Block 22, F&M Addition) developed with a *Medium Contributing* single-family home. Beyond this is the undeveloped right-of-way for E. Interurban Street. Following this is a 0.689-acre parcel of land (i.e. Block 19, F&M Addition) developed with a *Medium Contributing* single-family home. North of this is an unimproved right-of-way. Beyond this is a 0.907-acre parcel of land (i.e. the east half of Lot 121, Block E, B. F. Boydston Addition) developed with a *High Contributing* single-family home. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District. Following this is Williams Street [SH-66], which is identified at a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 0.095-acre parcel of land (i.e. part of Block 22, F&M Addition) developed with a *Non-Contributing* single-family home. Beyond this is E. Kaufman 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. Following this is a vacant ~0.19-acre parcel of land (i.e. part of Block 120C, B. F. Boydston Addition). South of this is a 0.263-acre parcel of land (i.e. part of Lot 120G and 120C, B. F. Boydston Addition) developed with a *Theater* (i.e. Rockwall Community Playhouse). All of these properties are zoned Single-Family 7 (SF-7) District. Beyond this is E. Rusk Street, which is identified as a A4D (i.e. arterial, four [4] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Clark Street, which is identified at a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (i.e. Block 98 & 98C, B. F. Boydston Addition) developed with single-family homes that are located within the Old Town Rockwall (OTR) Historic District. Following this is a vacant 0.241-acre parcel of land (i.e. Lot A, Block 98C, B. F. Boydston Addition). East of this is an 18.407-acre parcel of land (i.e. Rockwall School No. 1 Addition) developed with Howard Dobbs Elementary. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is a vacant 0.231-acre parcel of land (i.e. part of Block 22, F&M Addition). Beyond this is a ~42-foot undeveloped right-of-way. Beyond this are two (2) parcels of land (i.e. part of Block 21 & SE part of Block 21, F&M Addition) developed with *Non-Contributing* single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District and are located within the Old Town Rockwall (OTR) Historic District.

**CHARACTERISTICS OF THE PROJECT**

The property owner is requesting a Certificate of Appropriateness (COA) for the purpose of [1] constructing a deck with railing and covered entry on the front of the single-family home, and [2] constructing a deck with railing and a patio cover on the rear of the single-family home. The applicant has indicated that the front yard improvements will incorporate pressure treated framing and subfloor, wrought iron railings, and trex flooring. For the rear yard improvements, the subfloor, framing, railings, and flooring will be pressure treated and the patio cover will have a polycarbonate roof.

Staff should note that the applicant has completed a portion of the work before they submit for the Certificate of Appropriateness (COA). The applicant has completed the front yard improvements, this includes the construction of the deck, railing, and



FIGURE 2: AUGUST 2, 2024. VIEW FROM N. CLARK STREET.



FIGURE 3: AUGUST 2, 2024. VIEW FROM E. KAUFMAN STREET.

covered entry, as well as the removal of the existing stone and siding [See Figure 2]. In the rear yard, the applicant has completed the construction of the patio cover and started construction of the deck [See Figure 3].

### **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 eight (8) contributing properties.

According to Section 07(C), *Building Facades and Materials*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(m)aterials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures." In this case, the applicant removed the stone, vertical siding, and shutters from the front façade and installed new horizontal siding in addition to the work completed without approval from the Historic Preservation Advisory Board (HPAB) that is described above in the *Characteristics of the Project* portion of this case memo. Based on the materials indicated in the proposed scope of work, the applicant appears to primarily use materials that are typical of the style and period of the existing single-family home, with the exception of the trex flooring for the deck, and the polycarbonate roof for the rear yard patio cover. Staff should note that the applicant has painted the existing and new siding white. According to Section 07(M), *Paint and Color*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), paint color "...is not subject to board review..." and "(a)ppropriate colors complimentary to the style and period of the structure and to neighboring historic structures are preferred..." In this case, the white siding does not appear to create inconsistencies due to the two (2) adjacent homes being white.

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 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 or 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 August 1, 2024, staff mailed 21 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: \_\_\_\_\_

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DIRECTOR OF PLANNING: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

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- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM
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- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
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- LANDMARKED PROPERTY
- HIGH CONTRIBUTING PROPERTY
- MEDIUM CONTRIBUTING PROPERTY
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- NON-CONTRIBUTING PROPERTY

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- RESIDENTIAL
- COMMERCIAL

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

203 N. 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?  YES  NO

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

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

OTHER, SPECIFY: Father

OWNER(S) NAME

Morgan Edwards

ADDRESS

203 N. Clark St

APPLICANT(S) NAME

Bryan K Edwards

ADDRESS

624 Knollwood  
Rockwall Tx 75087

PHONE

972-310-8885

PHONE

214 695 3957

E-MAIL

mbedwards13@yahoo.com

E-MAIL

Bsm.Edwards@sbcglobal.net

### 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):

\$4,000.00 Supplies Only

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.

- (1) Front deck and railing 6' x 16' 18" high  
Pressure treated framing + subfloor. Trex floor with rod iron railing
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Pressure treated flooring with pressure treated railing.

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OWNER'S SIGNATURE

*Morgan Edwards*

APPLICANT'S SIGNATURE

*Bryan K Edwards*

0 5 10 20 30 40 Feet

H2024-013: Certificate of Appropriateness (COA)  
for a Non Contributing Property at 203 N. Clark  
Street



SF-7

Case Location Map = 



# City of Rockwall

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

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

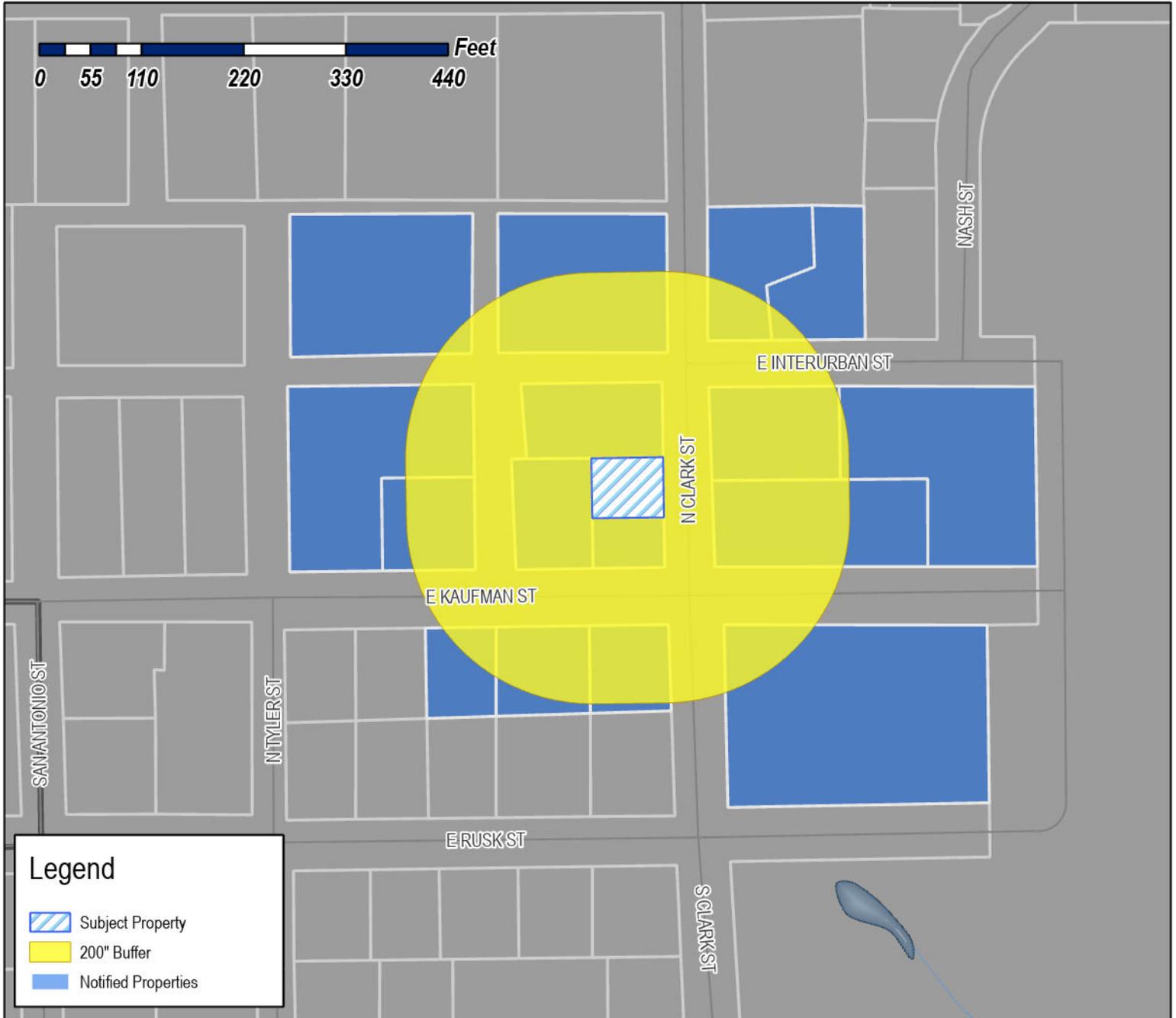




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Legend**

-  Subject Property
-  200' Buffer
-  Notified Properties

**Case Number:** H2024-013  
**Case Name:** COA for a Non Contributing Property  
**Case Type:** Historic  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 203 N. Clark Street

**Date Saved:** 7/31/2024

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



GATES ROBERT V & CHRISTI C  
104 S CLARK ST  
ROCKWALL, TX 75087

HARPER LYDIA  
1200 CLEVELAND STREET APT 327  
DENTON, TX 76201

RESIDENT  
201 N CLARK ST  
ROCKWALL, TX 75087

RAGSDALE DONALD K & FRANCES  
202 N CLARK ST  
ROCKWALL, TX 75087

RAGSDALE DONALD KIRK  
202 N CLARK ST  
ROCKWALL, TX 75087

EDWARDS MORGAN BROOKE  
203 N CLARK ST  
ROCKWALL, TX 75087

CAWTHON RICK AND PAULETTE DENISE  
205 N CLARK ST  
ROCKWALL, TX 75087

MCDONALD ROBERT G & MICHELLE A  
206 N CLARK ST  
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY  
TRUST  
RICHARD AND JUDY HARRIS- TRUSTEES  
210 GLENN AVENUE  
ROCKWALL, TX 75087

JOHNSON REVOCABLE LIVING TRUST  
303 N CLARK ST  
ROCKWALL, TX 75087

RESIDENT  
304 N CLARK ST  
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C  
510 WILLIAMS  
ROCKWALL, TX 75087

RESIDENT  
601 E KAUFMAN ST  
ROCKWALL, TX 75087

HARPER VICKI DAWSON  
605 E KAUFMAN ST  
ROCKWALL, TX 75087

HARPER VICKI DAWSON  
605 E KAUFMAN ST  
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE  
609 E RUSK ST  
ROCKWALL, TX 75087

CLARK JENNIFER A  
610 E KAUFMAN ST  
ROCKWALL, TX 75087

RESIDENT  
702 E INTERURBAN ST  
ROCKWALL, TX 75087

RESIDENT  
706 INTERURBAN ST  
ROCKWALL, TX 75087

BRYANT RANDALL E  
811 S MAGNOLIA ST  
ROCKPORT, TX 78382

SOLID ROCK HOLDINGS LLC  
904 CAMPTON CT  
ROCKWALL, TX 75032

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto: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. H2024-013: Certificate of Appropriateness (COA) for 203 N. Clark Street**

*Hold a public hearing to discuss and consider a request by Bryan Edwards on behalf of Morgan Edwards for the approval of a Certificate of Appropriateness (COA) for exterior alterations to a Non-Contributing Property being a 0.1150-acre tract of land identified as a portion of Block 22 Farmer & Merchants 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 203 N. 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, August 15, 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](mailto: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, August 15, 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. H2024-013: Certificate of Appropriateness (COA) for 203 N. 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.

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

Name:

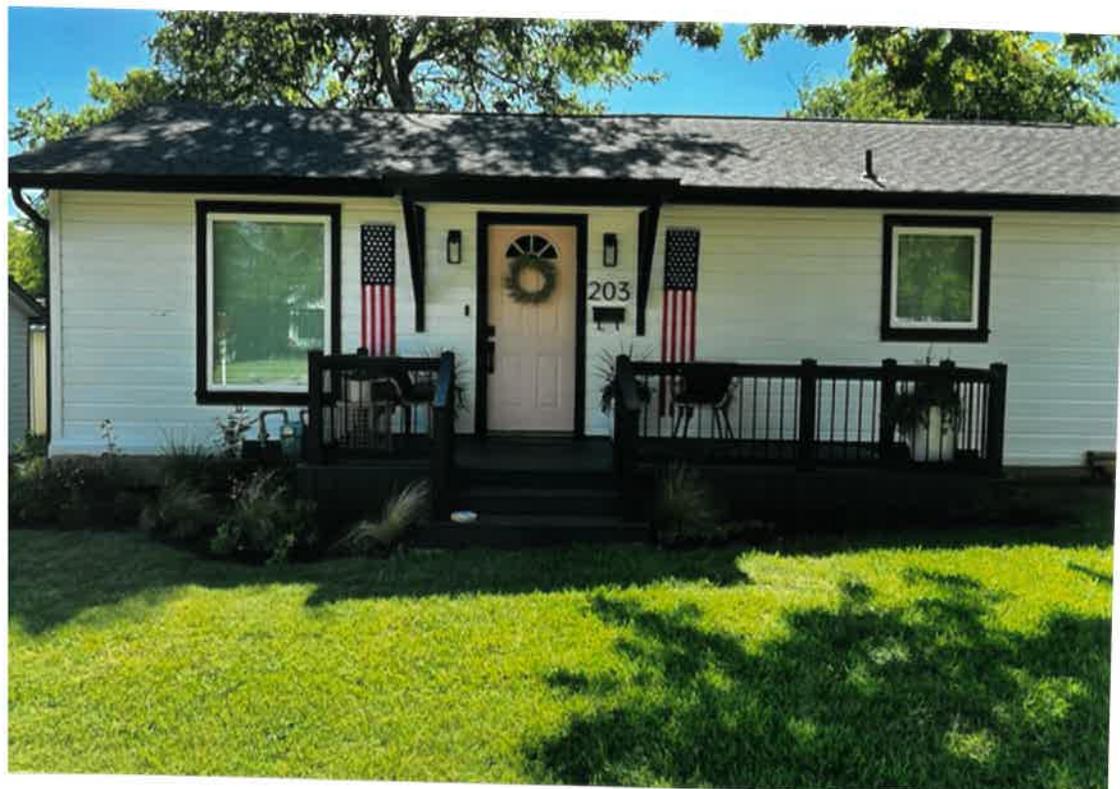
Grey bar for Name

Address:

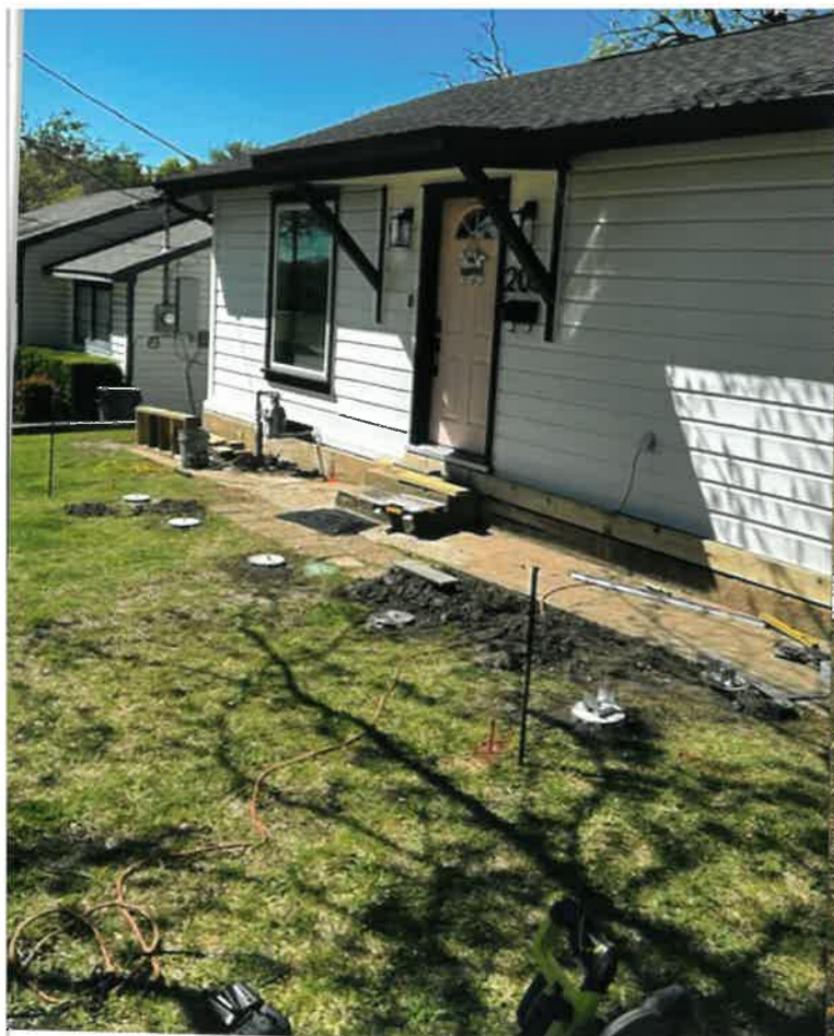
Grey bar for Address

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](#)









203





DATE: August 29, 2024

TO: Bryan Edwards  
624 Knollwood  
Rockwall, Texas 75087

CC: Morgan Edwards  
203 N. Clark Street  
Rockwall, Texas 75087

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

SUBJECT: H2024-013; COA for 203 N. Clark Street

Bryan Edwards:

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 August 15, 2024. 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) The applicant shall be required to receive the necessary building permit(s) prior to any construction on the subject property.
- (2) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Historic Preservation Advisory Board

On August 15, 2024, the Historic Preservation Advisory Board approved a motion to approve the COA by a vote of 6-0, with one (1) vacant seat, and the condition that the applicant match the back porch to the front porch and change the roof material to either asphalt shingle or standing seam.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-6434.

Sincerely,

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

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