



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 APPLICATIONS

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 602 E Washington St. Rockwall, TX 75087

SUBDIVISION Pittman Addition

LOT 1 & Part of 2 BLOCK 2 Attorney ad

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 Sara Pierath

APPLICANT(S) NAME _____

ADDRESS 602 E. Washington St.
Rockwall, TX 75087

ADDRESS _____

PHONE 214-458-6472

PHONE _____

E-MAIL sara@childrensrelief.org

E-MAIL _____

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):

\$ _____

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.

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

Sara R. Pierath

APPLICANT'S SIGNATURE

Sara R. Pierath

Exterior Alterations: 602 E Washington St.

Introduction

We have recently purchased a 1940's two-story Folk Victorian home in the Historic District of Rockwall, TX. It is in an extreme state of disrepair, so we are endeavoring to bring it back to its previous state of glory. We love historic homes and we are excited for the opportunity to bring this beautiful home back to its former state of elegance.

Historical Context

The home was built as a one-story structure, and we have yet to find any pictures of what it looked like when it was built. Therefore, we are taking cues from the style of the house and the time period it was built. A second story was added probably sometime in the 1960s or 70s. During this addition, the original wood double siding on the bottom floor was covered with vinyl siding, and we believe the second floor has only vinyl siding.

Siding Restoration

We would like to remove the vinyl siding and install new siding that gives the look of the original siding. We are exploring keeping the original first-floor siding and adding wood double siding to the second floor to match. Should this be too expensive we will use low reveal Hardie board, a popular option in the historic district. - Regardless of choice we plan to install 'scaloped' siding in the dormers part of the second floor.

Window Replacement

The upstairs (non-original) windows need to be replaced as some of them are broken and the seals are no longer working. We plan to replace them with custom windows that match what is currently there and the original downstairs windows.

Trim Replacement

The majority of the wood on the exterior trim is rotten and needs to be replaced. We plan to replace it but keep its existing form and structure, to stay true to the original build.

Porch Posts Replacement

Lastly, the porch posts are currently just plain wood beams and 2x4s. We plan to replace them with matching decorative posts that reflect the time period of the house.

Application for COA • Nathan & Sara Pieratt

602 E WASHINGTON

NATHAN & SARA PIERATT

JULY 26TH / 2024



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01 // Home overview

02 // Folk Victorian reference

03 // Windows

04 // Siding

05 // Posts



Our Home

602 E Washington
Folk Victorian
1940's

Washington Street View



Tyler Street View



Folk Victorian

Folk Victorian is an architectural style employed for some homes in the United States and Europe between 1870 and 1910, though isolated examples continued to be built well into the 1930s.[1] Folk Victorian homes are relatively plain in their construction but embellished with decorative trim



Scalloped wood shingles

Pine double siding

Decorative posts



This home is very close in structure to our own.

WINDOWS

New windows in the top floor

Will have same size and squares as the original windows
Original windows on bottom floor will stay the same.

Window Trim (all of them)

Rotting wood will be replaced with new wood to match original look



Example of window panes/trim.

Window will be custom to fit exact size and have
6 panes on top and clear on bottom to match original
window design.

Since they are custom we do not have photos.

Siding

Option 1

Low reveal Hardie Board



Option 2

Pine double siding

We believe this original siding is under the vinyl on the bottom half of the home. We are exploring costs to add it to the top of the home. This is our first choice as it stays true to the original home. Cost will impact decision.



Scallops will go on the dormers and back side of the house in the upper section

Posts

Proch posts wil be uppated to have a decorative touch



Materials list

602 E. Washington St.

Siding Boards: Double Siding



Wood Products

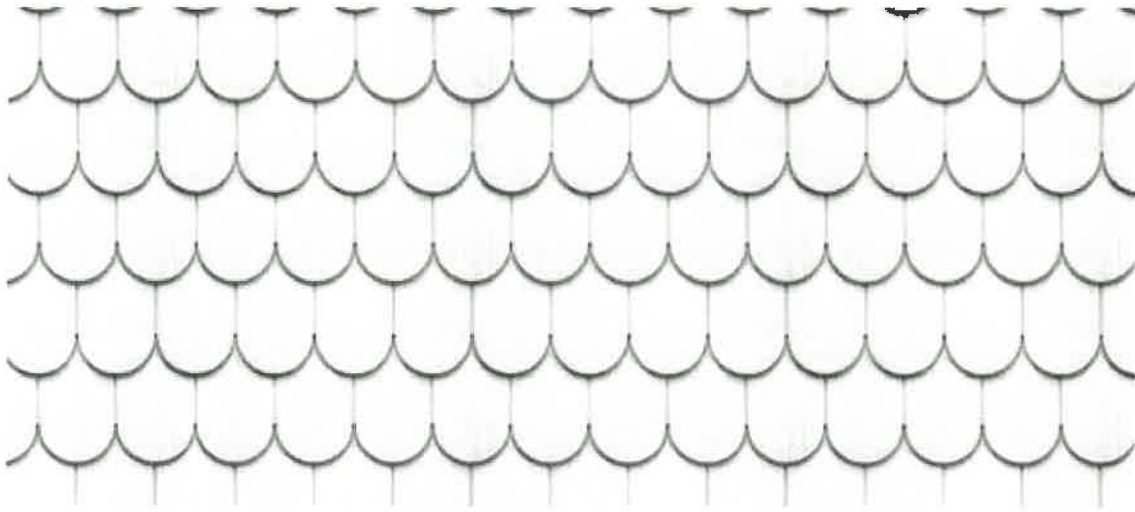
**1 x 6 x 12 Southern Pine No2.KD.117 Siding Boards, 12 ft L
Nominal, 6 in W Nominal, 1 in Thick Nominal**

Or

Hardie Board



Scalloped Shingles



Windows: Custom sized to fit what is there with this style window pane.



Porch Posts: Victorian style



Thank you!





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: August 15, 2024

APPLICANT: Sara Pieratt

CASE NUMBER: H2024-018; *Small Matching Grant for 602 E Washington Street*

On July 26, 2024, staff received applications for a Certificate of Appropriateness (COA) [i.e. Case No. H2024-016], a *Small Matching Grant* [i.e. Case No. H2024-018], and a *Building Permit Fee Waiver* [i.e. Case No. H2024-017] from the property owner – Sara Pieratt -- for the purpose of making multiple exterior alterations including [1] replacing the upstairs windows, [2] replacing the window trim, [3] replacing the siding, and [4] replacing the posts on the porch. The subject property is located at 602 E Washington Street and is designated as a *Low-Contributing Property*. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), residential properties located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District that are *Contributing* (i.e. *High, Medium, or Low Contributing*) shall be eligible for a total grant amount up to \$1,000.00. In this case, the subject property is located within the Old Town Rockwall (OTR) District and is classified as a *Low-Contributing Property*. The project includes improvements that will be visible from the street, and, based on the applicant's scope of work, the property is eligible for matching funds. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he *Small Matching Grants Program* was established for eligible properties located within the City's Historic Districts for the purpose of encouraging small improvement and beautification projects." In this case, the applicant is proposing multiple alterations that will increase the historical integrity and beautification of the home. The total valuation of the project provided by the applicant is \$25,000 to \$40,000 depending on materials used, which makes the project eligible for a *Small Matching Grant* of up to \$1,000.00; however, approval of this request is discretionary decision for the Historic Preservation Advisory Board (HPAB). To date, the Historic Preservation Advisory Board (HPAB) has approved three (3) *Small Matching Grants* for FY2024; however, only two (2) of these *Small Matching Grants* are eligible for the program (i.e. one [1] of the *Small Matching Grants* was revoked due to be work being done not in accordance to the approved building permit). Should this request be approved, the *Small Matching Grants Fund* would be reduced to \$2,500.00.

0 5 10 20 30 40 Feet

H2024-018: Small Matching Grant for a Low
Contributing property at 602 E. Washington Street

E WASHINGTON ST

STYLER ST

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

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.

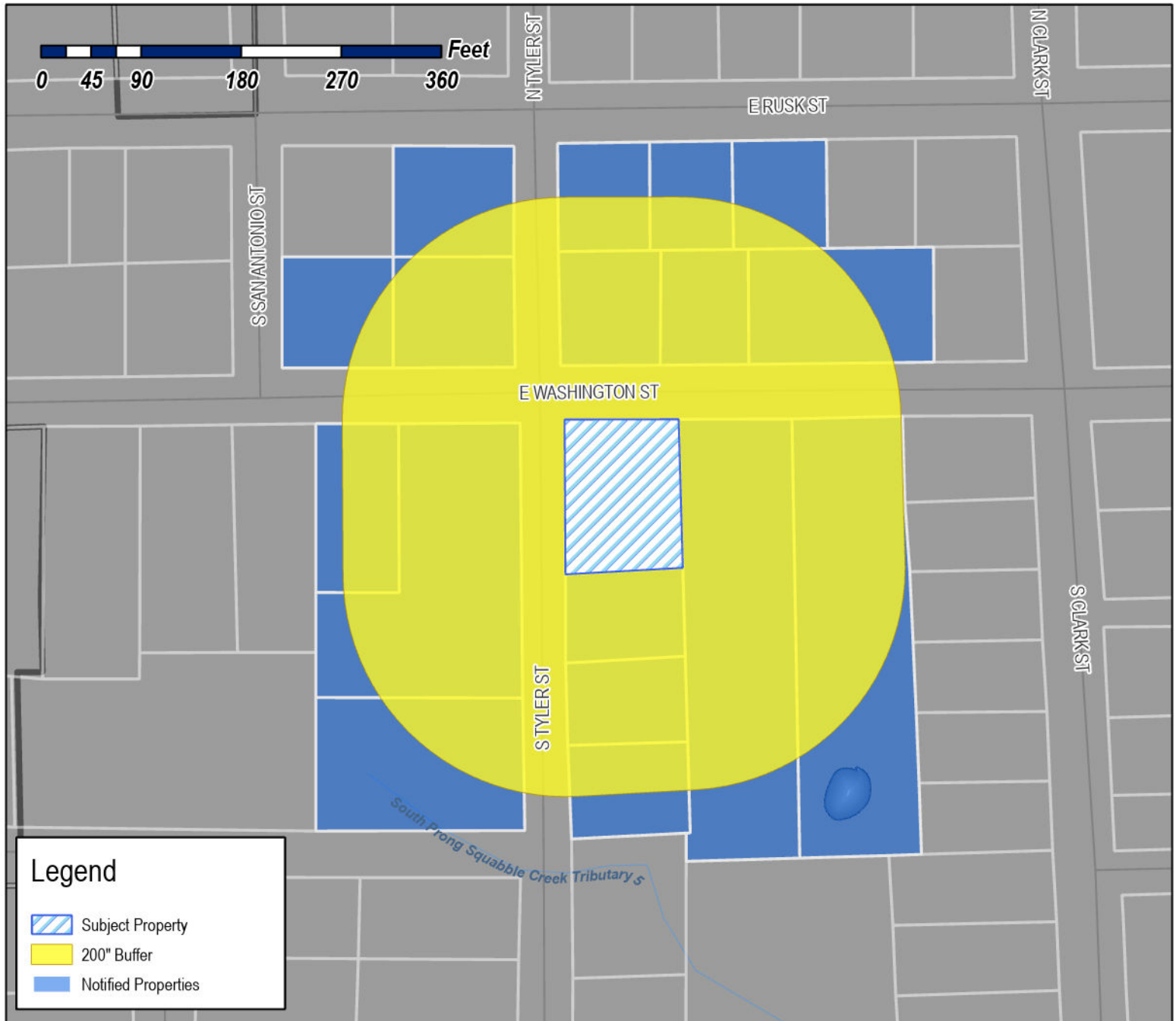




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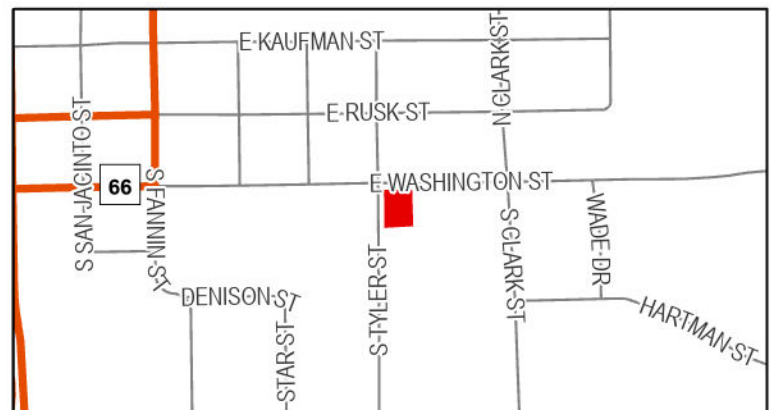
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Case Number: H2024-018
Case Name: Small Matching Grant for Low Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 602 E. Washington Street

Date Saved: 7/31/2024

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



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

RESIDENT
210 TYLER ST
ROCKWALL, TX 75087

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

RESIDENT
211 TYLER ST
ROCKWALL, TX 75087

RESIDENT
213 TYLER ST
ROCKWALL, TX 75087

RESIDENT
215 TYLER ST
ROCKWALL, TX 75087

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

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

PYRON MARSHA G
505 PETERSON ST
ROYSE CITY, TX 75189

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

BETHEL TEMPLE BAPTIST
520 E WASHINGTON STREET
ROCKWALL, TX 75087

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

ROBINSON NELDA
602 E RUSK ST
ROCKWALL, TX 75087

BRUCE JAMES E JR & SHERYL
602 E WASHINGTON ST
ROCKWALL, TX 75087

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

GREEN JAMES KEITH II & HOLLY NICOLE
605 E WASHINGTON STREET
ROCKWALL, TX 75087

CARSON HEATHER
606 E WASHINGTON ST
ROCKWALL, TX 75087

WILLIAMS JERRY LANE
608 E RUSK ST
ROCKWALL, TX 75087

WALLACE DUSTIN & KATHERINE
608 EAST WASHINGTON
ROCKWALL, TX 75087

REEVES ASHLEY ELLEN & DANIEL GARRET
609 EAST WASHINGTON STREET
ROCKWALL, TX 75087

ONCOR ELECTRIC DELIVERY COMPANY
PO BOX 139100
DALLAS, TX 75313

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. H2024-018: Small Matching Grant for 602 E. Washington Street

Hold a public hearing to discuss and consider a request by Sara Pieratt for the approval of a Small Matching Grant for exterior alterations to a Low Contributing Property being a 0.666-acre tract of land identified as Lot 1 and a portion of Lot 2 of the Pittman 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 602 E. Washington 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:

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, 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. H2024-018: Small Matching Grant for 602 E. Washington 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



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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PROPERTY INFORMATION [PLEASE PRINT]

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SUBDIVISION Pittman Addition

LOT 1 & Part of 2 BLOCK 2 Attorney ad

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

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☐ OTHER, SPECIFY: _____

OWNER(S) NAME Sara Pierath

APPLICANT(S) NAME _____

ADDRESS 602 E. Washington St.
Rockwall, TX 75087

ADDRESS _____

PHONE 214-458-6472

PHONE _____

E-MAIL sara@childrensrelief.org

E-MAIL _____

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

CONSTRUCTION TYPE [CHECK ONE]: ☒ EXTERIOR ALTERATION ☐ NEW CONSTRUCTION ☐ ADDITION ☐ DEMOLITION
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Sara R. Pierath

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Exterior Alterations: 602 E Washington St.

Introduction

We have recently purchased a 1940's two-story Folk Victorian home in the Historic District of Rockwall, TX. It is in an extreme state of disrepair, so we are endeavoring to bring it back to its previous state of glory. We love historic homes and we are excited for the opportunity to bring this beautiful home back to its former state of elegance.

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The home was built as a one-story structure, and we have yet to find any pictures of what it looked like when it was built. Therefore, we are taking cues from the style of the house and the time period it was built. A second story was added probably sometime in the 1960s or 70s. During this addition, the original wood double siding on the bottom floor was covered with vinyl siding, and we believe the second floor has only vinyl siding.

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Application for COA • Nathan & Sara Pieratt

602 E WASHINGTON

NATHAN & SARA PIERATT

JULY 26TH / 2024



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Pine double siding

Decorative posts



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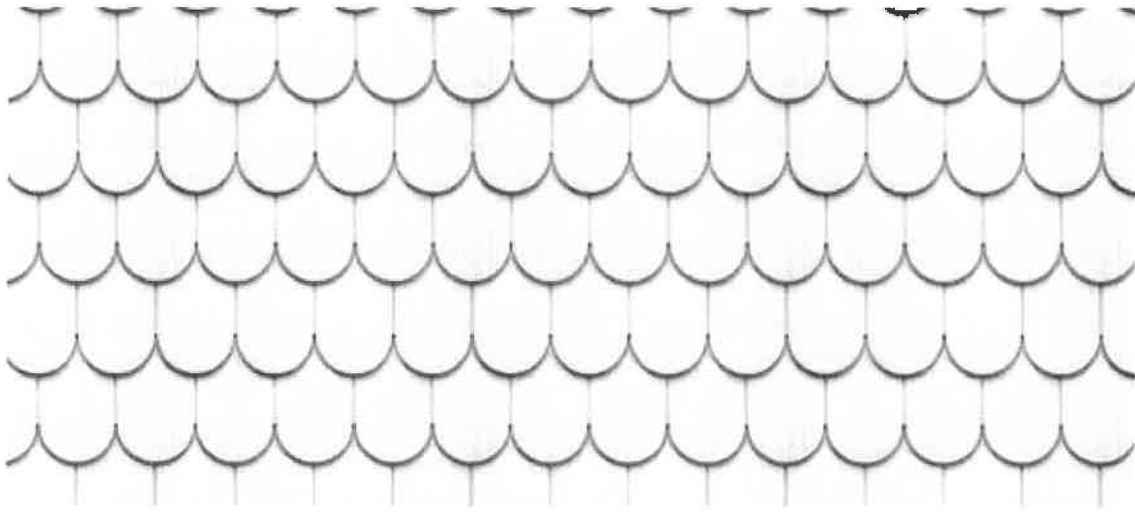
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Nominal, 6 in W Nominal, 1 in Thick Nominal**

Or

Hardie Board



Scalloped Shingles



Windows: Custom sized to fit what is there with this style window pane.



Porch Posts: Victorian style



Thank you!















NOV 11 2004



DATE: August 16, 2024

TO: Sara Peiratt
602 E Washington Street
Rockwall, Texas 75087

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

SUBJECT: H2023-018; Small Matching Grant for 602 E Washington Street

Sara:

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 8/15/2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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 Board approved a motion to approve the Small Matching Grant of \$1000.00 by a vote of 6-0, with one (1) seat open.

Small Matching Grant

The total valuation of the project provided by the applicant is \$40,000.00, and would be qualified for a small matching grant of \$1000.00.

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

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

Sincerely,


Bethany Ross
Planner

Ross, Bethany

From: Sara Pieratt <sara@childrensrelief.org>
Sent: Thursday, August 15, 2024 9:52 AM
To: Ross, Bethany
Subject: Re: COA Application

Yes, thanks for the reminder. 😊

On Thu, Aug 15, 2024 at 9:51 AM Ross, Bethany <bross@rockwall.com> wrote:

Of course! See you then. 😊 Oh and it starts at 6 pm. I don't think I mentioned that.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Sara Pieratt <sara@childrensrelief.org>
Sent: Thursday, August 15, 2024 9:49 AM
To: Ross, Bethany <bross@rockwall.com>
Subject: Re: COA Application

Ok, perfect. We will be there. Thank you for all your help. You have been great!

Sara

On Thu, Aug 15, 2024 at 9:37 AM Ross, Bethany <bross@rockwall.com> wrote:

Hi Sara,

Yes, it is tonight at City Hall (385 S Goliad Rockwall, Texas 75087) in the Council Chambers. You just need to be there to answer any questions the Historic Board has.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Sara Pieratt <sara@childrensrelief.org>

Sent: Thursday, August 15, 2024 9:20 AM

To: Ross, Bethany <bross@rockwall.com>

Subject: Re: COA Application

So the meeting is tonight. Where is the meeting held and what is expected of us? It is not clear to me.

Thanks,

Sara

On Mon, Aug 12, 2024 at 12:42 PM Sara Pieratt <sara@childrensrelief.org> wrote:

Hi Bethany,

Happy Monday! Here is the proposal again minus the spelling errors and with only one siding option. We decided to go with wood.

Thanks,

Sara

On Thu, Aug 8, 2024 at 11:41 AM Sara Pieratt <sara@childrensrelief.org> wrote:

Ok, thank you!

S

On Thu, Aug 8, 2024 at 11:36 AM Ross, Bethany <bross@rockwall.com> wrote:

Sara,

You can send that to me digitally and I will include it in the packet.

The notice is mostly for the neighbors.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Sara Pieratt <sara@childrensrelief.org>

Sent: Thursday, August 8, 2024 10:23 AM

To: Ross, Bethany <bross@rockwall.com>

Subject: Re: COA Application

Also, I realize there are some spelling errors in the document we gave you but we weren't able to fix them before turning it in due to unforeseen circumstances. We can email the document to you with those errors fixed if that would be helpful.

Thanks,

Sara

On Thu, Aug 8, 2024 at 10:21 AM Sara Pieratt <sara@childrensrelief.org> wrote:

Hi Bethany,

I am looking into whether or not we can get the wood double siding in this area(that is our first choice as it is more original, so I will keep you posted on that. I will have a decision for you by tomorrow. The sq footage of the exterior of the house is 3,800.

I got the public notice in the mail. Should we send those back in or is it more for the neighbors?

Thanks,

Sara

On Tue, Aug 6, 2024 at 2:22 PM Ross, Bethany <bross@rockwall.com> wrote:

Sara,

Thank you. I may be able to provide the square footage of the house, but I just want to make sure you are approved for the right amount on the waiver.

Additionally, I have one more question regarding the materials for the siding. Could you please confirm whether you are proposing to use Hardie Board or Pine Double Siding? I understand this may not be the most convenient time to address this, but we require specific approval for one material and cannot request a blanket approval for both.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Sara Pieratt <sara@childrensrelief.org>

Sent: Tuesday, August 6, 2024 10:57 AM

To: Ross, Bethany <bross@rockwall.com>

Subject: Re: COA Application

The house itself is 2,500 square feet. I am not sure of the exterior square footage. I will get back to you.

Thanks,

Sara

On Tue, Aug 6, 2024 at 10:08 AM Ross, Bethany <bross@rockwall.com> wrote:

Good morning Sara,

One final question: Could you please confirm the total square footage of the improvements? This information is necessary for calculating the building permit fees, which are assessed at a rate of \$0.48 per square foot, with a minimum fee of \$125.00. I want to ensure that I have the correct information to discuss the possibility of waiving the building permit fee at the upcoming meeting.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Ross, Bethany <bross@rockwall.com>

Sent: Wednesday, July 31, 2024 8:25 AM

To: Sara Pieratt <sara@childrensrelief.org>

Subject: Re: COA Application

Okay, great. Thank you so much!

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Sara Pieratt <sara@childrensrelief.org>

Sent: Tuesday, July 30, 2024 5:48:24 PM

To: Ross, Bethany <bross@rockwall.com>

Subject: Re: COA Application

Yes, sorry. We are not 100% sure, but we know it will be somewhere between \$25,000 and \$40,000 depending on materials.

Thank you,

Sara

On Tue, Jul 30, 2024 at 1:03 PM Ross, Bethany <bross@rockwall.com> wrote:

Hi Sara,

Upon reviewing the information provided for your Certificate of Appropriateness, I noticed there was no cost estimate provided. For the Small Matching Grant and Building Permit Fee Waiver, it is essential to include a cost estimate of at least \$5,000.00. Given the scope of your project, it is apparent that the costs will exceed this threshold.

Could you please provide a ballpark estimate so that I can include it in my case memo?

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Ross, Bethany

Sent: Thursday, July 25, 2024 9:57 AM

To: Sara Pieratt <sara@childrensrelief.org>

Subject: RE: COA Application

Of course! We close at 5:00 PM. Just ask for someone in Planning and Zoning.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Sara Pieratt <sara@childrensrelief.org>

Sent: Thursday, July 25, 2024 9:54 AM

To: Ross, Bethany <bross@rockwall.com>

Subject: Re: COA Application

Thank you so much for your quick response. What time does your office close on Friday?

Have a great day!

Sara

On Thu, Jul 25, 2024 at 8:49 AM Ross, Bethany <bross@rockwall.com> wrote:

Hi Sara,

- End of day on the 26th works for us.
- City Hall – 385 S Goliad Street Rockwall, Texas 75087
- Old Town Rockwall (OTR); Lot 1 & Part of 2, Pittman Addition (No Block), Zoned Single-Family 7 (SF-7) District. Here is the [Zoning Map](#) for reference.
- Please provide photographs with your submittal. We create a case memo so any information that you can provide is best.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Sara Pieratt <sara@childrensrelief.org>
Sent: Thursday, July 25, 2024 8:07 AM
To: Ross, Bethany <bross@rockwall.com>
Subject: COA Application

Hi Bethany,

My name is Sara Pieratt. I reached out to you a couple months ago about our new house at 602 E Washington St. We are in the process of filling out the COA application and we want to make the July 26th deadline. Does the 26th mean I can turn it in by the end of day tomorrow or that it has to be in by the end of day today? Also, what address can I bring it to in person?

Is our house considered OTR or DT and what would I put where it says Subdivision/Lot/Block? I couldn't find a zoning map to help me out.

One last question...do we have to have all pictures and numbers included in the application or can we bring pictures to the hearing instead?

Thank you for your help.

Sara Pieratt

214.458.6472

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Application for COA • Nathan & Sara Pieratt

602 E WASHINGTON

NATHAN & SARA PIERATT

JULY 26TH / 2024



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02 // Folk Victorian reference

03 // Windows

04 // Siding

05 // Posts



Our Home

602 E Washington
Folk Victorian 1940's

Washington Street View



Tyler Street View



Folk Victorian

Folk Victorian is an architectural style employed for some homes in the United States and Europe between 1870 and 1910, though isolated examples continued to be built well into the 1930s.[1] Folk Victorian homes are relatively plain in their construction but embellished with decorative trim



Scalloped wood shingles

Pine double siding

Decorative posts



This home is very close in structure to our own.

Windows

New windows in the top floor

Will have same size and squares as the original windows
Original windows on bottom floor will stay the same.

Window Trim (all of them)

Rotting wood will be replaced with new wood to match original look



Example of window panes/trim.

Window will be custom to fit exact size and have
6 panes on top and clear on bottom to match original
window design.



Since they are custom we do not have photos.

Siding

Option 1

Pine double siding

We believe this original siding is under the vinyl on the bottom half of the home. We are exploring costs to add it to the top of the home. This is our first choice as it stays true to the original home. Cost will impact decision.



Scallops will go on the dormers and back side of the house in the upper section

Posts

Porch posts will be updated to have a decorative touch



Thank you!

