

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
AUGUST 20, 2026 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) TOUR OF THE OLD METHODIST CHURCH AT 303 E. RUSK STREET (5:00 PM)

NOTICE OF QUORUM: The Historic Preservation Advisory Board (HPAB) will be meeting at City Hall to tour the Old Methodist Church at 303 E. Rusk Street.

(II) CALL TO ORDER (6:00 PM)

(III) OPEN FORUM

This is a time for anyone to address the Historic Preservation Advisory Board (HPAB) on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(IV) CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

- (1) Approval of Minutes for the June 18, 2026 Historic Preservation Advisory (HPAB) meeting.

(V) ACTION ITEMS

These items are not advertised public hearings and deal with discretionary approvals for the Historic Preservation Advisory Board (HPAB).

- (2) Election of a Chairman and Vice-Chairman. Discuss and consider the election of a Chairman and Vice Chairman in accordance with Section 2-82, Officers, of Division 3, Historic Preservation Advisory Board, of Article III, Boards, Commissions, Committees, of Chapter 2, Administration, of the Municipal Code of Ordinances, and take any action necessary.

(VI) PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Historic Preservation Advisory Board (HPAB) (i.e. the yellow forms available at the podium or from staff). The Historic Preservation Advisory Board Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

(3) **H2026-004 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by George Riddle on behalf of Zach Riddle for the approval of a Certificate of Appropriateness (COA) for the purpose of demolishing a Medium Contributing Structure on a 0.5110-acre tract of land identified as a portion of Lot C and all of Lot D, Block 123, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 504 N. Goliad Street, and take any action necessary.

(4) **H2026-005 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Certificate of Appropriateness (COA) for the purpose of making improvements to a Low Contributing Property on a 0.7379-acre tract of land identified as Block 105A-1 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 401 S. Clark Street, and take any action necessary.

(5) **H2026-006 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Building Permit Fee Waiver for the purpose of making improvements to a Low Contributing Property on a 0.7379-acre tract of land identified as Block

105A-1 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 401 S. Clark Street, and take any action necessary.

(6) **H2026-007 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Small Matching Grant for the purpose of making improvements to a Low Contributing Property on a 0.7379-acre tract of land identified as Block 105A-1 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 401 S. Clark Street, and take any action necessary.

(VII) **DISCUSSION ITEMS**

These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on these cases can take place when these items are considered for action by the Historic Preservation Advisory Board.

(7) Update from Historic Preservation Officer (HPO) regarding historic projects. **(RYAN MILLER)**

(VIII) **ADJOURNMENT**

The City of Historic Preservation Advisory Board (HPAB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on August 14, 2026 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JUNE 18, 2026 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

I. CALL TO ORDER

Chairman Tiffany Miller brought the meeting to order at 6:00PM. Board members present were Vice-Chairman Haydon Frasier, Board Member Fran Webb, Steve Gaskin and Sarah Freed. Board members absent were board member Ben Lewis and Allison McNeely. Staff members present were Director of Planning and Zoning Ryan Miller, Planning Technician Angelica Guevara and Planning Coordinator Melanie Zavala. Staff members absent from the meeting were Senior Planner Bethany Ross and Senior Planner Henry Lee.

II. OPEN FORUM

This is a time for anyone to address the Historic Preservation Advisory Board (HPAB) on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

Chairman Tiffany Miller explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time, there being no one indicating such Chairman Tiffany Miller closed the open forum.

III. CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

1. Approval of Minutes for the April 16, 2026 Historic Preservation Advisory (HPAB) meeting.

Board Member Freed made a motion to approve the Consent Agenda. Board Member Webb seconded the motion which passed by a vote of 5-0.

IV. PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Historic Preservation Advisory Board (HPAB) (i.e. the yellow forms available at the podium or from staff). The Historic Preservation Advisory Board Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

2. H2026-003 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Richard and Sarah Allegretto for the approval of a Small Matching Grant for the purpose of repairing a window on a High Contributing Property being a 0.3210-acre tract of land identified as Lots 7 & 8, Block A, Eppstein 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 402 Munson Street, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary, explaining that the purpose of the Small Matching Grants Program is to encourage small improvements and beautification projects. She stated that the applicant is requesting approval to restore and repair an original historic wood-framed stained-glass window, which appears to meet the intent of the program. Mrs. Guevara noted that staff received an updated contractor quote, which had been provided to the Board, indicating the total project valuation is \$3,300. Based on the project cost, the request qualifies for a Small Matching Grant of up to \$1,000; however, approval of the request is at the discretion of the Historic Preservation Advisory Board. She further explained that, as of October 1, 2025, the Board had approved two other Small Matching Grants for Fiscal Year 2026, and if this request is approved, the remaining Small Matching Grant funding balance would be reduced to \$2,500. Mrs. Guevara added that this is a historic case and that 24 public notices were mailed to property owners and occupants within 200 feet of the subject property. At the time of the meeting, staff had not received any responses regarding the applicant's request.

Sarah Allegretto
402 Munson Street
Rockwall, TX 75087

Mrs. Allegretto came forward and explained they were excited about repairing the window and bringing the house back to its full beauty.

Chairman Miller opened the public hearing and asked if anyone who wished to speak to come forward at this time; there being no one indicating such, Chairman Miller closed the Public hearing and brought the item back for discussion or action.

Board Member Freed made a motion to approve H2026-003. Board Member Webb seconded the motion which passed by a vote of 5-0.

62 V. DISCUSSION ITEMS

63
64 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information*
65 *and/or cases that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on*
66 *these cases can take place when these items are considered for action by the Historic Preservation Advisory Board.*

67
68 3. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)
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70 VI. ADJOURNMENT

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72 **Chairman Tiffany Miller adjourned the meeting at 6:08PM**

73
74 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS
75 THE _____ DAY OF _____ 2026.

76
77
78 _____
79 TIFFANY MILLER, CHAIRMAN

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81
82 _____
83 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR

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85
86



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 20, 2026
APPLICANT: George Riddle
CASE NUMBER: H2026-004; *Certificate of Appropriateness (COA) for 504 N. Goliad Street*

SUMMARY

Hold a public hearing to discuss and consider a request by George Riddle on behalf of Zach Riddle for the approval of a Certificate of Appropriateness (COA) for the purpose of demolishing a *Medium Contributing Structure* on a 0.5110-acre tract of land identified as a portion of Lot C and all of Lot D, Block 123, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 504 N. Goliad Street, and take any action necessary.

BACKGROUND

The 1,774 SF single-family home -- situated on 504 N. Goliad Street -- was constructed circa 1940 in the *Folk Victorian* style. According to the 2017 *Historic Resource Survey*, the subject property is classified as a *Medium-Contributing Property*. The 2017 *Historic Resource Survey* also stated that the exterior doors had been replaced on the home. The subject property was incorporated into the City of Rockwall at some point between April 1911 and April 1934 according to the historic Sanborn Maps. At some point after the subject property was incorporated into the City of Rockwall the subject property was platted into the B. F. Boydston Addition as part of Lot C and Lot D, Block 123. According to the City's Historic zoning maps, the subject property was zoned Single Family 3 (SF-3) District from at least January 3, 1972 to November 5, 2001 when Planned Development District 50 (PD-50) was established by the City Council [Case No. PZ2001-080; Ordinance No. 01-53]. Planned Development District 50 (PD-50) allows all land uses permitted within a Residential-Office (RO) District with special provisions. Since Planned Development District 50 (PD-50) was established it has been amended ten (10) times [Ordinance No. 02-46, 04-24, 04-39, 05-03, 05-08, 05-18, 05-35, 07-29, 16-15, and 17-19].

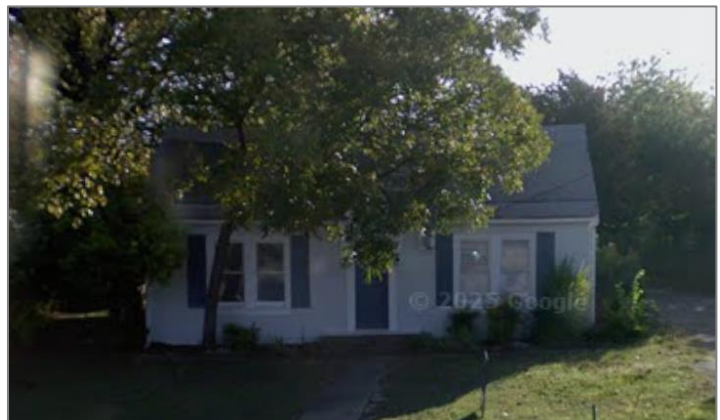


FIGURE 1: SUBJECT PROPERTY AS OF OCTOBER 2008

PURPOSE

The applicant -- George Riddle -- is requesting approval of a Certificate of Appropriateness (COA) to allow the demolition of the existing single-family home and accessory structure.

ADJACENT LAND USES AND ACCESS

The subject property is located at 504 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) properties (*i.e. 506 and 602 N. Goliad Street*) that have converted from single-family homes into commercial properties zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses. Beyond this is a vacant 0.3080-acre parcel of land (*i.e. part of Lot 3 of*

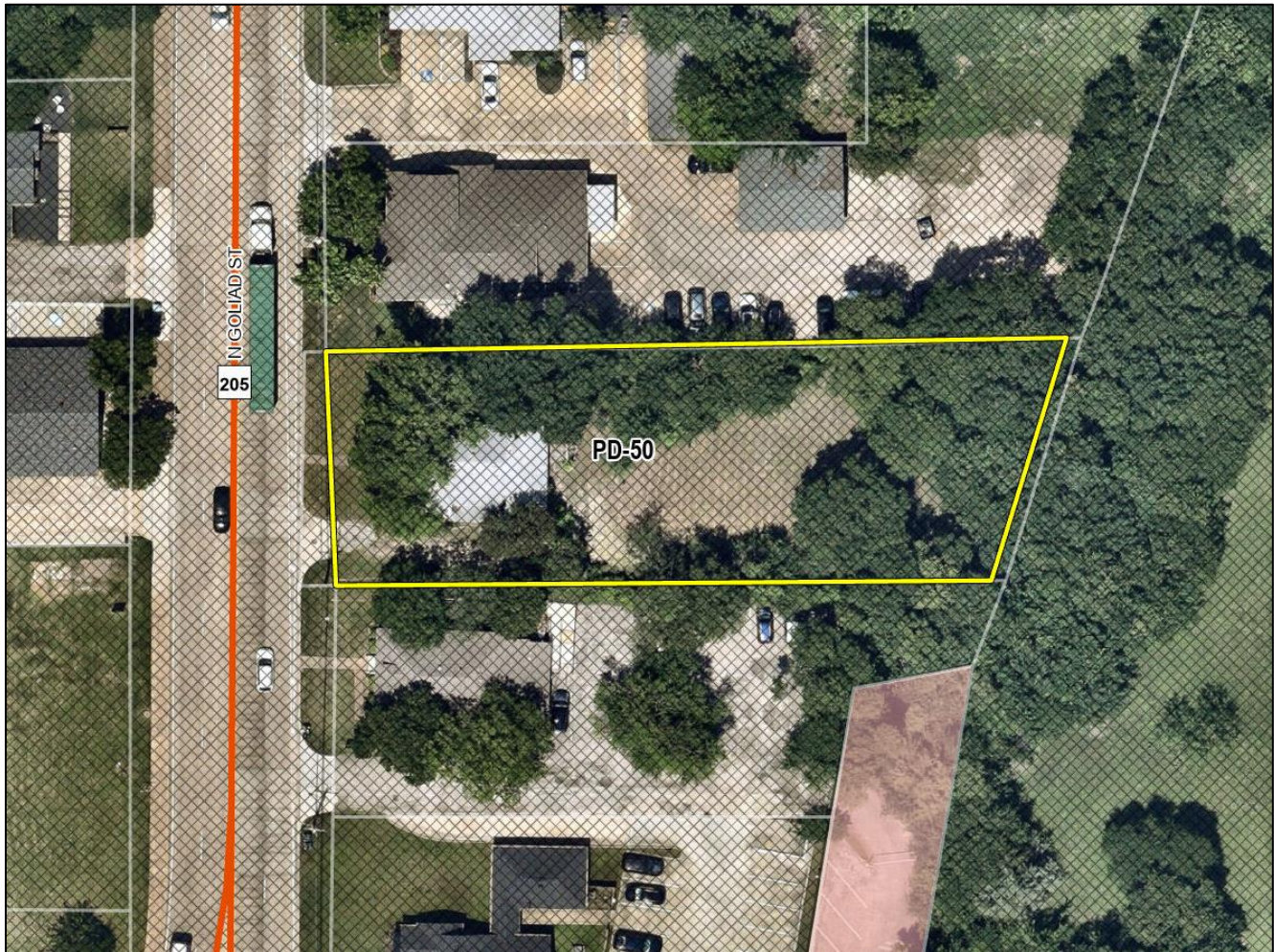
the Barnes Addition) zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses.. Following this is an addition property (*i.e. 702 N. Goliad Street*) that has converted from a single-family home into a commercial property zoned Planned Development District 50 (PD-50) for Residential Office (RO) land uses.

South: Directly south of the subject property are three (3) properties that have been converted from single-family homes into commercial properties, where two (2) properties (*i.e. 502 and 406 N. Goliad Street*) are zoned Planned Development District 50 (PD-50) for Residential Office (RO) land uses and one (1) property (*i.e. 404 N. Goliad Street*) is zoned General Retail (GR) District. Beyond this is Olive 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.

East: Directly east of the subject property is a vacant 1.65-acre parcel of land (*i.e. Lot 1, Block A, Olive-Fannin Addition*) zoned Planned Development District 50 (PD-50) for Residential Office (RO) land uses. Beyond this are two (2) parcels of land (*i.e. Lot A-1, Block 122, B. F. Boydston Addition; Lot 3, Block A, Olive-Fannin Addition*) developed with single-family homes zoned Single-Family 7 (SF-7) District. Following this is N. Fannin 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.

West: Directly west of the subject property N. Goliad Street, which is identified as a M4U-M (*i.e. modified major collector, four (4) lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a property (*i.e. 505 N. Goliad Street*) that has converted from single-family homes into a commercial property zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses. Following this is a 0.1520-acre parcel of land (*i.e. Block 20C of the Amick Addition*) developed within a single-family home zoned Single-Family 7 (SF-7) District. West of this is N. Alamo Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

Continued on next page...



CHARACTERISTICS OF THE PROJECT

On July 24, 2026, the applicant submitted a request for a Certificate of Appropriateness (COA) to allow the demolition of the existing single-family home and accessory building. The applicant has indicated to staff that intent of the demolition is prepare the subject property for sale.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Subsection 06.03(J), *Historic Overlay (HO) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) Certificate of Appropriateness (COA) is required prior to receiving a permit for demolition of a property within a historic district, including secondary buildings." In addition, Section 10, *Demolition Criteria*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), states that "...a structure which contributes historically or architecturally to the Historic District should be prohibited, except as provided below. Demolition of a structure would be allowed if:

- (1) The building has lost its architectural and historical integrity and importance, and its removal will not result in a negative, less appropriate visual effect on the Historic District; or
- (2) A structure does not contribute to the historical or architectural character and importance of the Historic District (e.g. a *Non-Contributing structure*), and its removal will result in a positive, appropriate visual effect on the Historic District; or

- (3) There is an imminent threat to the health, safety and welfare to the surrounding residents and/or property because of an +-unsafe condition that constitutes an emergency (see Section 11, *Demolition by Neglect*)."

In this case, the applicant's request does *not* appear to meet item #3 listed above as there is not an imminent threat to the health, safety and welfare. Given this, the Historic Preservation Advisory Board (HPAB) is tasked with determining whether the structures have [1] lost their architectural and historical integrity and importance, and their removal will not result in a negative, less appropriate visual effect on the Historic District, or [2] whether the structures contribute to the historical or architectural character and importance of the Historic District. According to the *2017 Historic Resource Survey*, the single-family home -- situated on 504 N. Goliad Street -- was constructed circa 1940, has had the doors replaced, and is classified as a *Medium Contributing Property*. A property that is assigned the *Medium Contributing* classification is defined as having most, but not all, of the historical character and integrity of a *Contributing Property* with some of this being lost through alterations. With this being said, the demolition request is a discretionary decision for the Historic Preservation Advisory Board (HPAB).



FIGURE 2: SUBJECT PROPERTY AS OF JUNE 2025.

NOTIFICATIONS

On August 3, 2026, staff mailed 39 property owner notifications to all property owners and occupants within 200-feet of the subject property. At the time this case memo was prepared, staff has received one (1) notice in favor of 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) The applicant must apply for a *Demolition Permit* after the approval of the Certificate of Appropriateness (COA) has been granted;
- (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 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

504 N. Goliad

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

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

☐ CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

☐ OTHER, SPECIFY: _____

OWNER(S) NAME

Zack Riddle

APPLICANT(S) NAME

George Riddle

ADDRESS

ADDRESS

PHONE

PHONE

E-MAIL

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.

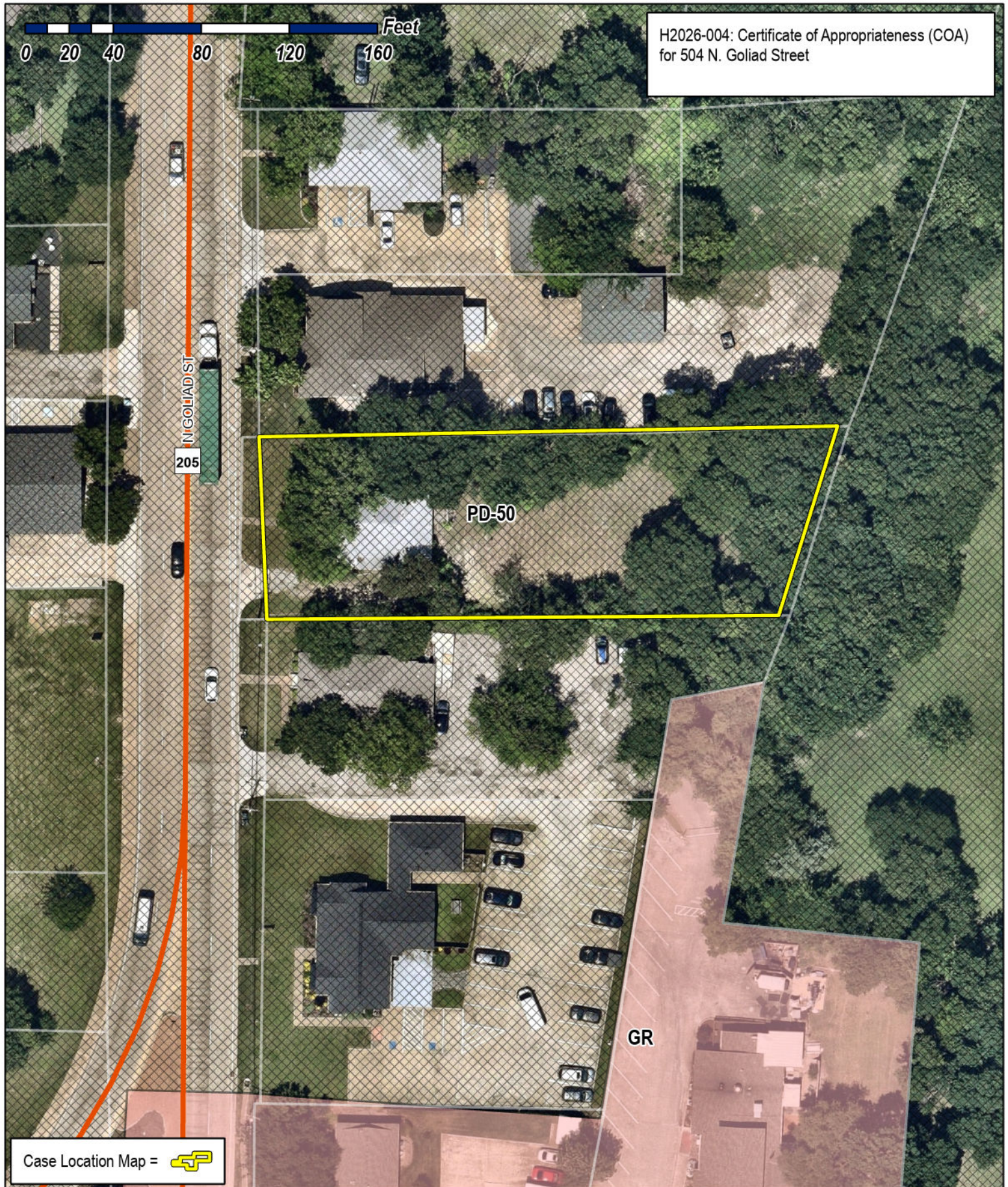
Level House, trees, Fence, cap of Plumbing, Electrical, Sewer. Deming property for ready to sale

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



H2026-004: Certificate of Appropriateness (COA)
for 504 N. Goliad 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.

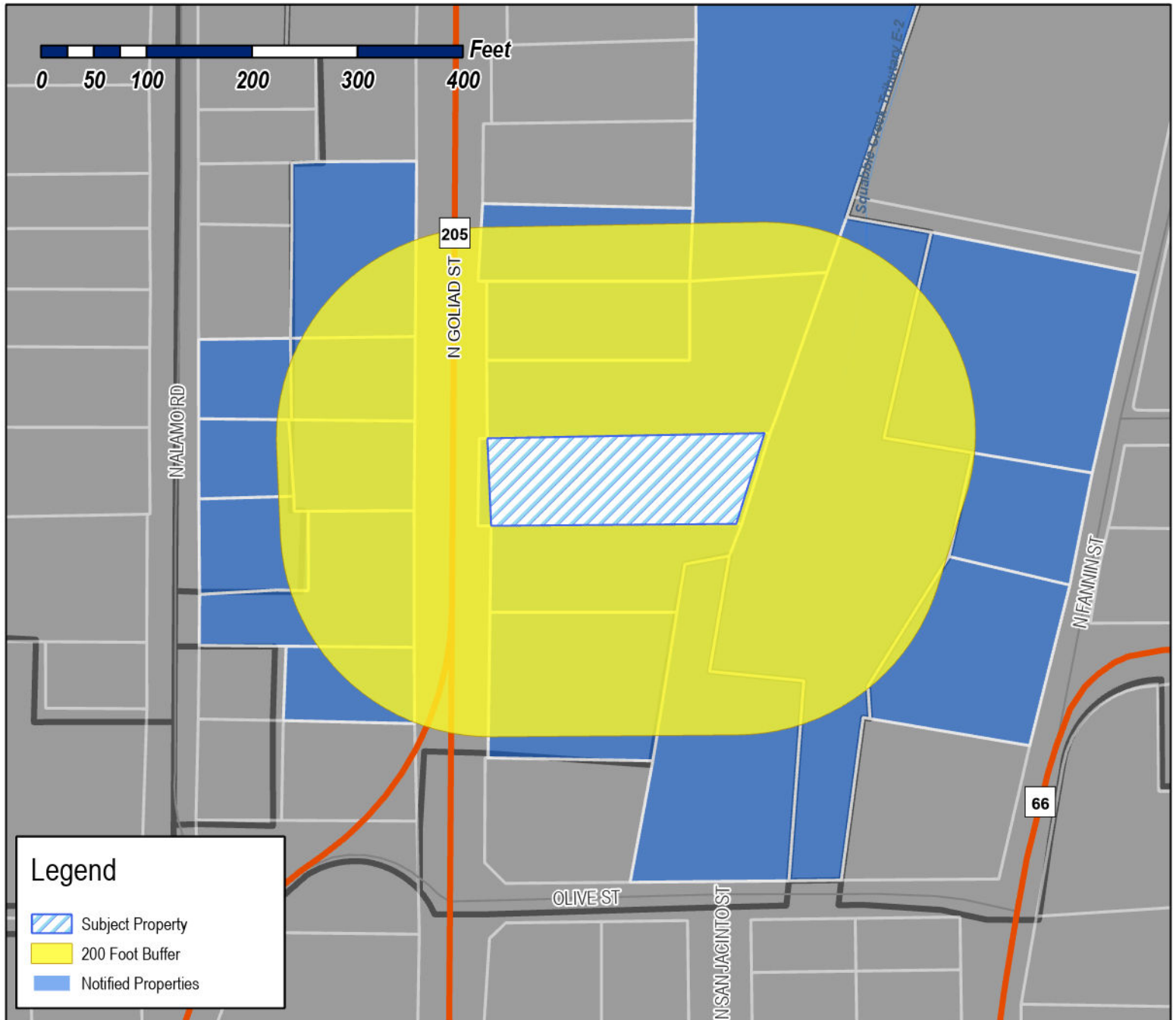




City of Rockwall

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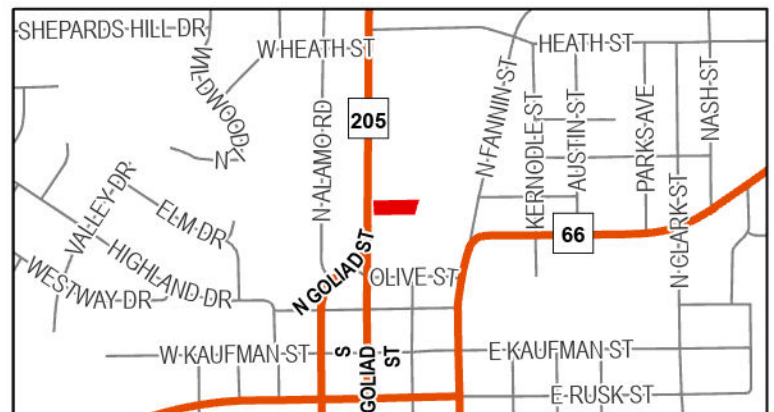
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Case Number: H2026-004
Case Name: COA for a Medium Contributing Property
Case Type: Historic
Zoning: Planned Development District 50 (PD-50)
Case Address: 504 N. Goliad Street

Date Saved: 7/27/2026

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



MBK3 PROPERTY HOLDING CO LLC
105 OLIVE ST
ROCKWALL, TX 75087

ODOM JAY L & ALISON N
12080 Dark Hollow Rd
Rockwall, TX 75087

CEBSTER LLC
1309 NORTH PARK DR
RICHARDSON, TX 75081

WRIGHT JOHN M & SUSAN L
1605 SEASCAPE CT
ROCKWALL, TX 75087

BLACK SHIRLEY M
193 PORT SAINT CLAIRE
ARANSAS PASS, TX 78336

RESIDENT
201 OLIVE ST
ROCKWALL, TX 75087

ROCKWALL RUSTIC RANCH LLC
CAPRICE SWIERCINSKY
240 WILLOWCREST
ROCKWALL, TX 75032

SOUTHERN ROOTS LLC
312 DARTBROOK
ROCKWALL, TX 75087

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

RESIDENT
406 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
501 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
502 N GOLIAD
ROCKWALL, TX 75087

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

RESIDENT
503 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
504 N ALAMO
ROCKWALL, TX 75087

RIDDLE BROTHERS ENTERPRISE LLC
504 N GOLIAD ST
ROCKWALL, TX 75087

RESIDENT
505 N GOLIAD
ROCKWALL, TX 75087

SOUTHERN ROOTS LLC
505 N GOLIAD STREET
ROCKWALL, TX 75087

LAYTON ERIC A AND APRIL L
506 N ALAMO
ROCKWALL, TX 75087

RESIDENT
506 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
507 N GOLIAD
ROCKWALL, TX 75087

FLEMING HALLIE B
508 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
601 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
602 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
603 N GOLIAD
ROCKWALL, TX 75087

RESIDENT
604 GOLIAD
ROCKWALL, TX 75087

RESIDENT
604 N GOLIAD
ROCKWALL, TX 75087

CRISWELL BARBARA
629 Presidio St
Aubrey, TX 76227

CONSELMAN EQUITIES LLC
PO BOX 2284
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. H2026-004: Certificate of Appropriateness (COA) for a Medium Contributing Property

Hold a public hearing to discuss and consider a request by George Riddle on behalf of Zach Riddle for the approval of a *Certificate of Appropriateness (COA)* for the purpose of demolishing a *Medium Contributing Structure* on a 0.5110-acre tract of land identified as a portion of Lot C and all of Lot D, Block 123, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 504 N. Goliad 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 20, 2026 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, August 20, 2026 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. H2026-004: Certificate of Appropriateness (COA) for a Medium 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.

Name:

Address:

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)



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 20, 2026

APPLICANT: Mark and Veronica Combs

CASE NUMBER: H2026-005; *Certificate of Appropriateness (COA) for 401 S. Clark Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Certificate of Appropriateness (COA) for the purpose of making improvements to a *Low Contributing Property* on a 0.7379-acre tract of land identified as Block 105A-1 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 401 S. Clark Street, and take any action necessary.

BACKGROUND

The 2,080 SF single-family home situated on the subject property at 401 S. Clark Street was constructed in 1873 in the *National Folk* architectural style according to the 2017 *Historic Resource Survey*. According to the Rockwall Central Appraisal District (RCAD) there is also a 192 SF detached garage constructed in 1990, a 150 SF storage building constructed in 2008, a 280 SF storage building constructed in 2009, and a 100 SF pergola constructed in 2009. The single-family home is classified as *Low Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. A property is assigned the *Low Contributing* classification is defined as having most, but not all, of the historical character and integrity being lost through alterations to the home. The subject property was annexed prior to 1934 based on the April 1934 Sanborn Maps. According to the January 3, 1972 zoning map the subject property was zoned Single-Family 3 (SF-3) District.



FIGURE 1: SEPTEMBER 28, 2012

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. On June 16, 2022, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [Case No. H2022-012], a small matching grant [Case No. H2022-013], and a building permit fee waiver [Case No. H2022-014] to allow five (5) structures and landscape features to be demolished, the construction a new 1,500 SF guest quarters/detached garage, and the expansion of the driveway. On August 1, 2022, the City Council approved a Specific Use Permit (SUP) [Case No. Z2022-031] to allow the construction of a new 1,500 SF guest quarters/detached garage.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of replacing the exterior windows on the existing *Low-Contributing* single-family home.

ADJACENT LAND USES AND ACCESS

The subject property is located at 401 S. Clark Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) parcels of land (*i.e. 301 and 307 S. Clark Street and 706 and 708 Hartman Street*) developed with single-family homes that are zoned Single-Family 7 (SF-7) District. All of the properties are located within the Old Town Rockwall (OTR) Historic District, where 307 S. Clark Street is a *High Contributing Property*, 301 S. Clark Street is a *Medium Contributing Property*, and 706 and 708 Hartman Street are *Non-Contributing Properties*. Beyond this is Hartman Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are nine (9) parcels of lands of which three (3) parcels are vacant and six (6) are developed with single-family homes.

South: Directly south of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District, followed by seven (7) parcels of land of which one (1) is vacant and six (6) are developed with single-family homes. All of these properties are zoned Single-Family 7 (SF-7) District. Beyond this are several parcels of land developed with single-family homes all zoned Two-Family (2F) District.

East: Directly east of the subject property is a vacant 3.983-acre tract of land zoned Single-Family 7 (SF-7) District. Beyond this are four (4) parcels of land (*i.e. 402, 404, 406, & 408 Renfro Street*) developed with single-family homes and zoned Single-Family 7 (SF-7) District. Beyond this is Renfro 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 the Park Place West Phase 2 Subdivision, which consists of 95 lots and is zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.

West: Directly west of the subject property is the boundary for the Old Town Rockwall (OTR) Historic District. Beyond this is S. Clark 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 are five (5) parcels of land of which four (4) are developed with single-family homes (*i.e. 402 S. Clark Street and 502, 504, & 506 Munson Street*) and one (1) is vacant (*i.e. 508 Munson Street*). All of the properties are zoned Single-Family 7 (SF-7) District. Beyond this is Tyler Street, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY

Continue onto Next Page...



CHARACTERISTICS OF THE PROJECT

The applicant is proposing to remove the existing wood double hung windows, given that they have “...been painted shut and exhibit significant rot and deterioration, including rotted sills and bottom rails...” Based on the applicant’s letter, the new windows will be vinyl double hung windows to match the style of the existing windows. In addition, the windows will incorporate a woodgrain laminate finish intended to replicate the wood look.

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 *Low Contributing Property*.

According to Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “...the size, width, height and number of doors and windows on the exterior building facades should be typical of the style and period of the structure.” In addition, “(t)hese elements should be proportionally balanced, sized and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings or structures.” In this case, the applicant is requesting to replace the existing wood double hung windows with new vinyl double hung windows that incorporate a woodgrain laminate finish.

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 proposed scope of work changes the wood windows to vinyl windows; however, the applicant is maintaining “...the size, width, height and number of ... windows...” and attempting to provide windows that are of the style and period of the

single-family homes. With this being said, the proposed project does not appear to impair the historical integrity of the subject property, nor will it negatively impact any of the adjacent properties. Approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On August 4, 2026, staff mailed 31 property owner notifications to property owners and occupants within 500-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:

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

SPECIAL DISTRICTS [SELECT APPLICABLE]:

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

CONTRIBUTING STATUS [SELECT APPLICABLE]:

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

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- ☒ RESIDENTIAL
☐ COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 401 S. Clark St, Rockwall TX 75087

SUBDIVISION Original Town Clark St area

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

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

☒ CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

☐ OTHER, SPECIFY: _____

OWNER(S) NAME Mark and Veronica Combs

APPLICANT(S) NAME Mark Combs

ADDRESS

ADDRESS

PHONE

PHONE

E-MAIL

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):

\$13,000 -- \$20,000, with a mid-range expectation around \$15,000--\$17,500 depending on exact brand, Low-E glass, grille options, and any needed sill/trim work.

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.

Request for Certificate of Appropriateness to replace approximately fifteen (15) existing exterior windows on the historic residence at 401 S Clark Street. The home is a Low Contributing property within the Old Town Rockwall (OTR) Historic District, constructed in the late 1800s. All existing windows are double-hung units that have been painted shut and exhibit significant rot and deterioration (including rotted sills and bottom rails, as documented in the accompanying photographs). The proposed work consists of full replacement of the existing windows with new high-performance vinyl double-hung windows that have a wood-like appearance. The selected products will feature exterior woodgrain laminate finishes or factory finishes that closely replicate traditional painted wood, traditional double-hung profiles and proportions, and (where appropriate) simulated divided lites. Profiles, sightlines, and grille patterns will be selected to be compatible with the style and period of the structure and neighboring historic properties in the district. No change to existing window openings, locations, or overall fenestration pattern is proposed. The work will improve energy efficiency, weather resistance, and long-term maintenance while preserving the historic character visible from the public right-of-way. This request is consistent with Section 07 of Appendix D (Historic Preservation Guidelines) of the Unified Development Code regarding size, width, height, proportion, and visual compatibility. Vinyl windows with matching proportions have previously been approved by the HPAB on comparable properties when the historic appearance is maintained. Supporting photographs of the primary elevations and close-ups of existing window conditions (including documented rot and deterioration) are included in this package.

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



H2026-005: Certificate of Appropriateness (COA)
for 401 S. 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

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.

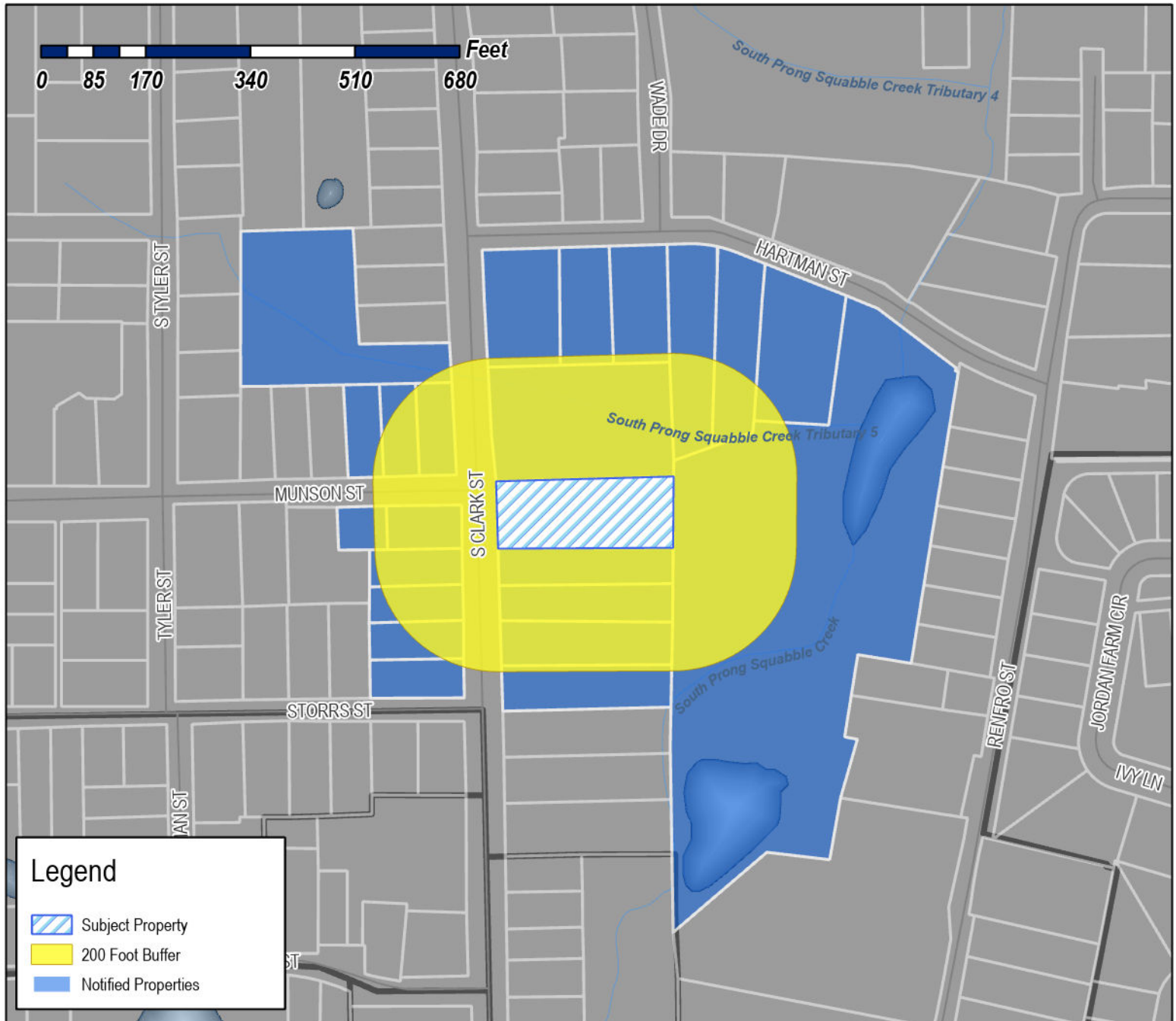




City of Rockwall

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

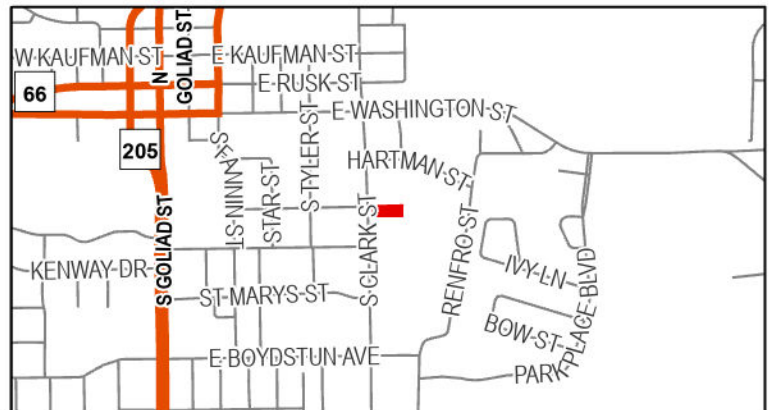
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Case Number: H2026-005
Case Name: COA for a Low Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 401 S. Clark Street

Date Saved: 7/31/2026

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



BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 76554

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
307 S CLARK ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S Goliad St
Rockwall, TX 75087

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

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

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

RESIDENT
404 S CLARK ST
ROCKWALL, TX 75087

BRAMLETT DAVID KYLE & DEIDRE MONIQUE
405 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
406 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
407 S CLARK ST
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

RESIDENT
508 MUNSON ST
ROCKWALL, TX 75087

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

RESIDENT
509 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
511 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
513 MUNSON ST
ROCKWALL, TX 75087

JMS CUSTOM HOMES, LLC
58 WINDSOR DR
ROCKWALL, TX 75032

JMS CUSTOM HOMES LLC
58 WINDSOR DRIVE
ROCKWALL, TX 75032

RESIDENT
706 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

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

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

SHIPMAN CLAY
742 Ridge Hollow Rd
Heath, TX 75032

SIMMONS JOHN V & JOAN M
802 AGAPE CIR
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

TUTTLE LEON ETUX
963 W Yellowjacket Ln Apt 122
Rockwall, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
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. H2026-007: Small Matching Grant for a Low Contributing Property

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a *Small Matching Grant* for the purpose of making improvements to a *Low Contributing Property* on a 0.7379-acre tract of land identified as Block 105A-1 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 401 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, August 20, 2026 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, August 20, 2026 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. H2026-007: Small Matching Grant for a Low 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.

Name:

Address:

[PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE](#)

APPLICANT'S LETTER

July 30, 2026

Historic Preservation Advisory Board
City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

Re: Certificate of Appropriateness – Exterior Window Replacement
401 S Clark Street, Rockwall, Texas 75087

Dear Members of the Historic Preservation Advisory Board:

I am the owner of the historic residence located at 401 S Clark Street, Rockwall, Texas 75087. This property is a Low Contributing property within the Old Town Rockwall (OTR) Historic District. I respectfully request a Certificate of Appropriateness (COA) to replace approximately fifteen (15) existing exterior windows on the home.

The home was constructed in the late 1800s and retains significant historic character. All existing windows are double-hung units that have been painted shut and exhibit significant rot and deterioration, including rotted sills and bottom rails (photographs of the damage are included in this package). The proposed work consists of carefully selected vinyl double-hung replacement windows that will closely replicate the historic proportions, operation, and traditional wood-like appearance (via exterior woodgrain finishes) while providing substantially improved energy efficiency, weather-tightness, and reduced long-term maintenance.

The proposed windows will be vinyl double-hung units selected specifically for their wood-like appearance. Product options under active consideration (final selection to be confirmed with the selected contractor) include higher-quality vinyl lines that offer exterior woodgrain laminate finishes or factory finishes that closely replicate traditional painted wood, traditional double-hung profiles, and simulated divided lite options where appropriate:

- **Pella Encompass or 250 Series vinyl double-hung** (or equivalent) with woodgrain exterior finishes and traditional profiles.
- **Simonton Reflections / ProFinish or comparable premium vinyl** with exterior woodgrain laminate (oak, mahogany, or similar) and simulated divided lites.
- **Jeld-Wen or similar high-quality vinyl double-hung** lines that feature wood-look exterior finishes, thin sightlines, and matching proportions.

All proposed products will be sized to fit existing openings with no alteration to the fenestration pattern, locations, or overall relationship of size, width, and height on the façades. Any simulated divided lites (if used) will be selected to be compatible with the style and period of the structure and neighboring historic properties in the district. The vinyl material with wood-like exterior appearance will provide a traditional look from the street while offering modern energy efficiency and low maintenance.

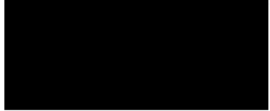
This request is consistent with the standards in Appendix D, Historic Preservation Guidelines, of the Unified Development Code, particularly the requirements that the overall relationship of the size, width, height and number of doors and windows remain typical of the style and period of the structure and compatible with neighboring historic buildings. Vinyl windows with matching proportions and historic appearance have previously been approved by the HPAB on comparable properties in the district.

I am prepared to attend the HPAB public hearing and to provide any additional information or clarification requested by the Board or staff. Thank you for your consideration of this request.

Sincerely,



Mark and Veronica Combs
Owners



MATERIAL LIST & RECOMMENDED WINDOW OPTIONS

Vinyl Double-Hung Windows with Wood-Like Appearance

The following vinyl double-hung window options are recommended because they provide a traditional wood-like exterior appearance (via woodgrain laminate or factory finishes that mimic painted wood), authentic proportions, and double-hung operation consistent with homes of this era, while offering modern energy performance and low maintenance. Vinyl windows with matching size, proportion, and historic appearance have been approved by the Rockwall HPAB on comparable contributing properties. All options can be ordered with simulated divided lites (SDL) or without grids to match existing conditions.

1. Pella Encompass / 250 Series Vinyl Double-Hung (or equivalent)

Quality vinyl double-hung windows available with exterior finishes and profiles that present a traditional wood-like appearance from the street. Traditional proportions, available simulated divided lites, and good energy performance. Suitable for matching existing openings on a contributing property when cut sheets and samples demonstrate compatibility with the historic character of the district.

2. Simonton Reflections / ProFinish (or comparable premium vinyl with woodgrain)

Premium vinyl lines that offer exterior woodgrain laminate finishes (commonly available in oak, mahogany, or similar tones) that closely replicate the look of traditional wood windows. Double-hung operation, simulated divided lite options, and durable low-maintenance construction. When profiles and finishes are carefully selected, these provide a strong wood-like appearance appropriate for historic district review.

3. Jeld-Wen or similar high-quality vinyl double-hung with wood-look exterior

Established vinyl window lines that include woodgrain exterior options, traditional double-hung styles, and simulated divided lites. Focus on models with thinner sightlines and finishes that read as painted or stained wood from the public right-of-way. Subject to staff and Board review of specific cut sheets and samples.

Key Selection Criteria for HPAB Review

- Match existing window sizes and proportions exactly (no change to openings or fenestration pattern).
- Double-hung operation to remain consistent with the period and style of the structure.
- Exterior woodgrain laminate or factory finish that appears as traditional painted/stained wood from the street.
- Avoid bulky modern vinyl frame profiles; prefer traditional sightlines and proportions.
- Simulated divided lites (if used) should match any historic muntin pattern present, or no grids if originals were one-over-one.
- Low-E insulated glass for energy performance without altering exterior appearance.
- Provide manufacturer cut sheets, finish samples/sample boards, and elevation drawings showing the new windows in place.

Quantity: Approximately fifteen (15) vinyl double-hung windows. Exact count and individual sizes to be confirmed by the selected window contractor during field measurement.

Note: Final product selection, exterior woodgrain color/finish, and grille pattern will be confirmed with the contractor and submitted to Planning staff prior to or at the HPAB meeting.

EXISTING WINDOW CONDITIONS & DAMAGE

Documentation of current double-hung windows and sill deterioration

Typical Existing Double-Hung Window



Representative existing double-hung window. All existing windows on the home have been painted shut and show significant rot and deterioration.

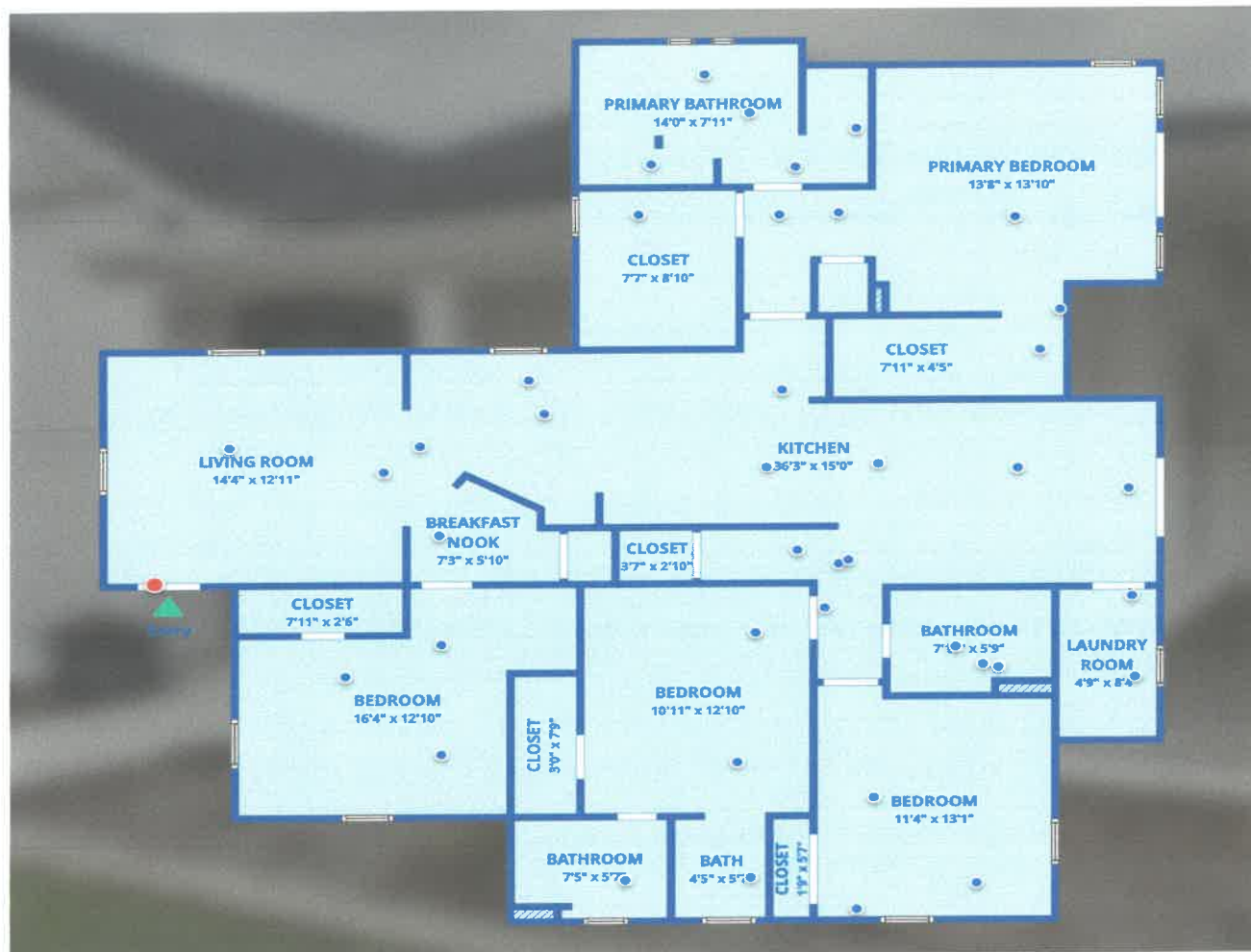
Documented Damage – Rotted Sill / Bottom Rail



Close-up showing significant deterioration and rot at the sill / bottom rail of an existing window. This condition, present on multiple units, supports the need for full replacement rather than repair in order to restore weather-tightness and long-term performance while maintaining historic appearance with new vinyl double-hung windows that have a wood-like exterior finish.

EXISTING FLOOR PLAN REFERENCE

Provided for context of approximate window locations (blue markers on exterior walls)



Note: This is an interior floor plan. For the COA submittal, current exterior photographs of every elevation and simple building elevations (or marked photos) showing the proposed window replacements are required. The blue dots on the plan roughly indicate window locations and support the stated quantity of approximately 15 windows.

SUBMITTAL CHECKLIST

- **Applicant's Letter:** Included – sign the original
- **Completed Application Form:** Included – sign the original; add email if desired
- **Site Plan / Survey / Plot Plan:** Floor plan included for reference. A simple marked plot plan or survey is still recommended if available.
- **Photographs of Elevations:** INCLUDED in this package (front, sides, rear)
- **Existing Window & Damage Photos:** INCLUDED – shows current double-hung windows that are painted shut with significant rot and deterioration
- **Building Elevations / Proposed:** Existing conditions documented. Contractor/manufacture drawings of proposed vinyl windows recommended as final attachment.
- **Material List / Cut Sheets:** Recommendations included – attach final manufacturer cut sheets and woodgrain finish samples

- **Estimated Cost:** Add final contractor bid amount on the application form once obtained
- **Original Signatures:** REQUIRED on both the application form and the letter before submittal

Next Deadline: July 31, 2026 for the August 20, 2026 HPAB meeting (6:00 p.m., City Council Chambers, 2nd floor, City Hall). Contact Planning & Zoning at (972) 771-7745 or visit www.rockwall.com/HistoricPreservation.asp for confirmation of contributing status details or pre-submittal questions.

EXISTING CONDITIONS – EXTERIOR ELEVATIONS

401 S Clark Street, Rockwall, TX 75087 • Photographs supporting the COA request

Front Elevation (from S Clark Street)



West (front) elevation from S Clark Street showing front porch, entry, and multiple double-hung windows. Front of house faces due west.

PROPOSED FRONT ELEVATION – ILLUSTRATIVE RENDERING

AI rendering showing approximate appearance of new vinyl double-hung windows with wood-like finish



Note: This is an illustrative AI rendering only. Final window profiles, exterior woodgrain color/finish, and any simulated divided lites will be selected to match the historic character of the home. The rendering is intended to convey the overall visual compatibility of modern vinyl double-hung windows with a traditional wood-like appearance on the primary (west) elevation.

South Elevation



South elevation (front of house faces due west). Shows porch continuation and double-hung windows.

North Elevation / Side Transition



North side elevation showing additional double-hung windows and mechanical equipment.

East Elevation (Rear) with patio / outdoor living area



East (rear) elevation showing rear doors, windows, and stone patio area. Windows on this elevation are also proposed for replacement.





S CLARK ST
E MUNSON ST

STOP

NOV 12 2004



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 20, 2026
APPLICANT: Mark and Veronica Combs
CASE NUMBER: H2026-006; *Building Permit Fee Waiver for 401 S. Clark Street*

The applicants -- *Mark and Veronica Combs* -- are requesting the approval of a *Building Permit Fee Waiver* in order to replace 15 of the existing windows. This request is being proposed in tandem with a Certificate of Appropriateness (COA) [*i.e. Case No. H2026-005*] and a Small Matching Grant [*i.e. Case No. H2026-007*]. On March 21, 2016, the City Council approved *Resolution No. 16-08* establishing the *Building Permit Fee Waiver Program* to provide an incentive for the rehabilitation or restoration of historic structures and other properties in certain areas of the City. For a residential property to be eligible for the *Building Permit Fee Waiver Program*, the property must be located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District and involve a minimum investment of \$5,000.00 for a rehabilitation or restoration project. Properties classified as *Contributing* (*i.e. High, Medium, or Low Contributing*) shall be eligible for a full waiver of building permit fees and properties classified as *Non-Contributing* shall be eligible for a reduction in permit fees of up to 50.00%. The applicant has provided a scope of work and a valuation of \$15,000.00 to \$17,500.00 for the replacement of 15 windows. Based on the property's designation as Low Contributing, the building permit fee would be eligible for a 100.00% reduction under the *Building Permit Fee Waiver* program. The estimated building permit fees for this project is as follows:

PERMIT	FEE
WINDOW REPLACEMENT	\$ 100.00

Should the Historic Preservation Advisory Board (HPAB) approve the request, the total *Building Permit Fee Waiver* request would be \$100.00. Staff should note that requests for *Building Permit Fee Waivers* are discretionary decisions for the Historic Preservation Advisory Board (HPAB), and -- *in this case* -- the proposed project (*i.e. window replacement*) does appear to meet the intent of the program for rehabilitation and restoration purposes for the *Low Contributing Property*; however, the Historic Preservation Advisory Board (HPAB) will need to determine if the applicant's scope of work is appropriate through the Certificate of Appropriateness (COA) [*Case No. H2026-005*] since they are proposing vinyl windows in lieu of the existing wood windows. Should the Historic Preservation Advisory Board (HPAB) have any questions concerning the applicant's request, staff and the applicant will be present at the August 20, 2026 meeting.



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 401 S. Clark St, Rockwall TX 75087

SUBDIVISION Original Town Clark St area

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

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

☒ CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

☐ OTHER, SPECIFY: _____

OWNER(S) NAME Mark and Veronica Combs

APPLICANT(S) NAME Mark Combs

ADDRESS

ADDRESS

PHONE

PHONE

E-MAIL

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):

\$13,000 -- \$20,000, with a mid-range expectation around \$15,000--\$17,500 depending on exact brand, Low-E glass, grille options, and any needed sill/trim work.

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.

Request for Certificate of Appropriateness to replace approximately fifteen (15) existing exterior windows on the historic residence at 401 S Clark Street. The home is a Low Contributing property within the Old Town Rockwall (OTR) Historic District, constructed in the late 1800s. All existing windows are double-hung units that have been painted shut and exhibit significant rot and deterioration (including rotted sills and bottom rails, as documented in the accompanying photographs). The proposed work consists of full replacement of the existing windows with new high-performance vinyl double-hung windows that have a wood-like appearance. The selected products will feature exterior woodgrain laminate finishes or factory finishes that closely replicate traditional painted wood, traditional double-hung profiles and proportions, and (where appropriate) simulated divided lites. Profiles, sightlines, and grille patterns will be selected to be compatible with the style and period of the structure and neighboring historic properties in the district. No change to existing window openings, locations, or overall fenestration pattern is proposed. The work will improve energy efficiency, weather resistance, and long-term maintenance while preserving the historic character visible from the public right-of-way. This request is consistent with Section 07 of Appendix D (Historic Preservation Guidelines) of the Unified Development Code regarding size, width, height, proportion, and visual compatibility. Vinyl windows with matching proportions have previously been approved by the HPAB on comparable properties when the historic appearance is maintained. Supporting photographs of the primary elevations and close-ups of existing window conditions (including documented rot and deterioration) are included in this package.

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.

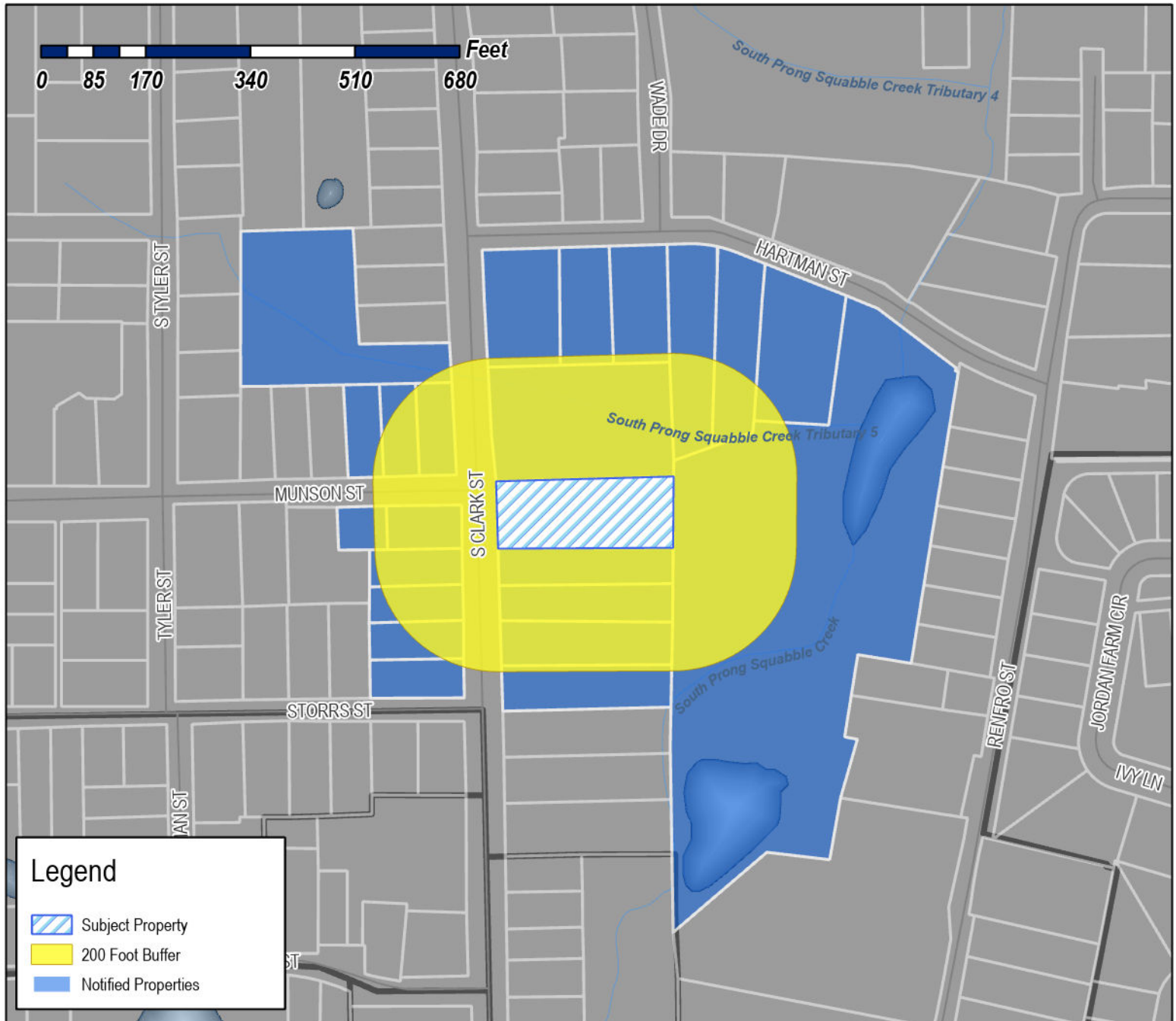




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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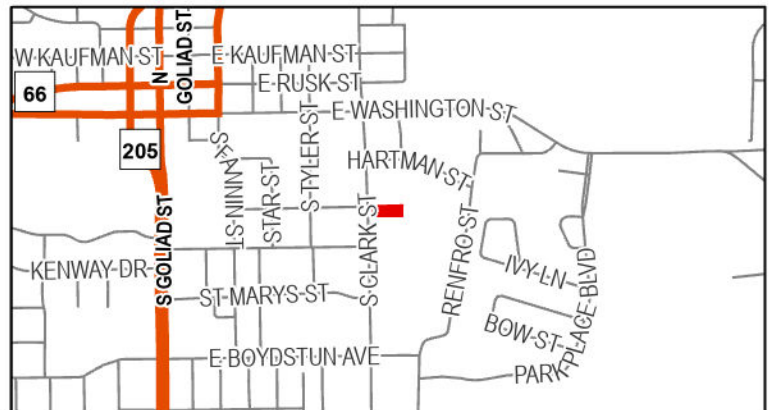
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Case Number: H2026-006
Case Name: Building Permit Fee Waiver
for a Low Contributing Property
Historic
Case Type:
Zoning: Single-Family 7 (SF-7) District
Case Address: 401 S. Clark Street

Date Saved: 7/31/2026

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



BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 76554

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
307 S CLARK ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S Goliad St
Rockwall, TX 75087

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

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

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

RESIDENT
404 S CLARK ST
ROCKWALL, TX 75087

BRAMLETT DAVID KYLE & DEIDRE MONIQUE
405 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
406 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
407 S CLARK ST
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

RESIDENT
508 MUNSON ST
ROCKWALL, TX 75087

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

RESIDENT
509 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
511 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
513 MUNSON ST
ROCKWALL, TX 75087

JMS CUSTOM HOMES, LLC
58 WINDSOR DR
ROCKWALL, TX 75032

JMS CUSTOM HOMES LLC
58 WINDSOR DRIVE
ROCKWALL, TX 75032

RESIDENT
706 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

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

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

SHIPMAN CLAY
742 Ridge Hollow Rd
Heath, TX 75032

SIMMONS JOHN V & JOAN M
802 AGAPE CIR
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

TUTTLE LEON ETUX
963 W Yellowjacket Ln Apt 122
Rockwall, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
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. H2026-007: Small Matching Grant for a Low Contributing Property

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a *Small Matching Grant* for the purpose of making improvements to a *Low Contributing Property* on a 0.7379-acre tract of land identified as Block 105A-1 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 401 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, August 20, 2026 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, August 20, 2026 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. H2026-007: Small Matching Grant for a Low 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.

Name:

Address:

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

APPLICANT'S LETTER

July 30, 2026

Historic Preservation Advisory Board
City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

Re: Certificate of Appropriateness – Exterior Window Replacement
401 S Clark Street, Rockwall, Texas 75087

Dear Members of the Historic Preservation Advisory Board:

I am the owner of the historic residence located at 401 S Clark Street, Rockwall, Texas 75087. This property is a Low Contributing property within the Old Town Rockwall (OTR) Historic District. I respectfully request a Certificate of Appropriateness (COA) to replace approximately fifteen (15) existing exterior windows on the home.

The home was constructed in the late 1800s and retains significant historic character. All existing windows are double-hung units that have been painted shut and exhibit significant rot and deterioration, including rotted sills and bottom rails (photographs of the damage are included in this package). The proposed work consists of carefully selected vinyl double-hung replacement windows that will closely replicate the historic proportions, operation, and traditional wood-like appearance (via exterior woodgrain finishes) while providing substantially improved energy efficiency, weather-tightness, and reduced long-term maintenance.

The proposed windows will be vinyl double-hung units selected specifically for their wood-like appearance. Product options under active consideration (final selection to be confirmed with the selected contractor) include higher-quality vinyl lines that offer exterior woodgrain laminate finishes or factory finishes that closely replicate traditional painted wood, traditional double-hung profiles, and simulated divided lite options where appropriate:

- **Pella Encompass or 250 Series vinyl double-hung** (or equivalent) with woodgrain exterior finishes and traditional profiles.
- **Simonton Reflections / ProFinish or comparable premium vinyl** with exterior woodgrain laminate (oak, mahogany, or similar) and simulated divided lites.
- **Jeld-Wen or similar high-quality vinyl double-hung** lines that feature wood-look exterior finishes, thin sightlines, and matching proportions.

All proposed products will be sized to fit existing openings with no alteration to the fenestration pattern, locations, or overall relationship of size, width, and height on the façades. Any simulated divided lites (if used) will be selected to be compatible with the style and period of the structure and neighboring historic properties in the district. The vinyl material with wood-like exterior appearance will provide a traditional look from the street while offering modern energy efficiency and low maintenance.

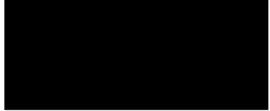
This request is consistent with the standards in Appendix D, Historic Preservation Guidelines, of the Unified Development Code, particularly the requirements that the overall relationship of the size, width, height and number of doors and windows remain typical of the style and period of the structure and compatible with neighboring historic buildings. Vinyl windows with matching proportions and historic appearance have previously been approved by the HPAB on comparable properties in the district.

I am prepared to attend the HPAB public hearing and to provide any additional information or clarification requested by the Board or staff. Thank you for your consideration of this request.

Sincerely,



Mark and Veronica Combs
Owners



MATERIAL LIST & RECOMMENDED WINDOW OPTIONS

Vinyl Double-Hung Windows with Wood-Like Appearance

The following vinyl double-hung window options are recommended because they provide a traditional wood-like exterior appearance (via woodgrain laminate or factory finishes that mimic painted wood), authentic proportions, and double-hung operation consistent with homes of this era, while offering modern energy performance and low maintenance. Vinyl windows with matching size, proportion, and historic appearance have been approved by the Rockwall HPAB on comparable contributing properties. All options can be ordered with simulated divided lites (SDL) or without grids to match existing conditions.

1. Pella Encompass / 250 Series Vinyl Double-Hung (or equivalent)

Quality vinyl double-hung windows available with exterior finishes and profiles that present a traditional wood-like appearance from the street. Traditional proportions, available simulated divided lites, and good energy performance. Suitable for matching existing openings on a contributing property when cut sheets and samples demonstrate compatibility with the historic character of the district.

2. Simonton Reflections / ProFinish (or comparable premium vinyl with woodgrain)

Premium vinyl lines that offer exterior woodgrain laminate finishes (commonly available in oak, mahogany, or similar tones) that closely replicate the look of traditional wood windows. Double-hung operation, simulated divided lite options, and durable low-maintenance construction. When profiles and finishes are carefully selected, these provide a strong wood-like appearance appropriate for historic district review.

3. Jeld-Wen or similar high-quality vinyl double-hung with wood-look exterior

Established vinyl window lines that include woodgrain exterior options, traditional double-hung styles, and simulated divided lites. Focus on models with thinner sightlines and finishes that read as painted or stained wood from the public right-of-way. Subject to staff and Board review of specific cut sheets and samples.

Key Selection Criteria for HPAB Review

- Match existing window sizes and proportions exactly (no change to openings or fenestration pattern).
- Double-hung operation to remain consistent with the period and style of the structure.
- Exterior woodgrain laminate or factory finish that appears as traditional painted/stained wood from the street.
- Avoid bulky modern vinyl frame profiles; prefer traditional sightlines and proportions.
- Simulated divided lites (if used) should match any historic muntin pattern present, or no grids if originals were one-over-one.
- Low-E insulated glass for energy performance without altering exterior appearance.
- Provide manufacturer cut sheets, finish samples/sample boards, and elevation drawings showing the new windows in place.

Quantity: Approximately fifteen (15) vinyl double-hung windows. Exact count and individual sizes to be confirmed by the selected window contractor during field measurement.

Note: Final product selection, exterior woodgrain color/finish, and grille pattern will be confirmed with the contractor and submitted to Planning staff prior to or at the HPAB meeting.

EXISTING WINDOW CONDITIONS & DAMAGE

Documentation of current double-hung windows and sill deterioration

Typical Existing Double-Hung Window



Representative existing double-hung window. All existing windows on the home have been painted shut and show significant rot and deterioration.

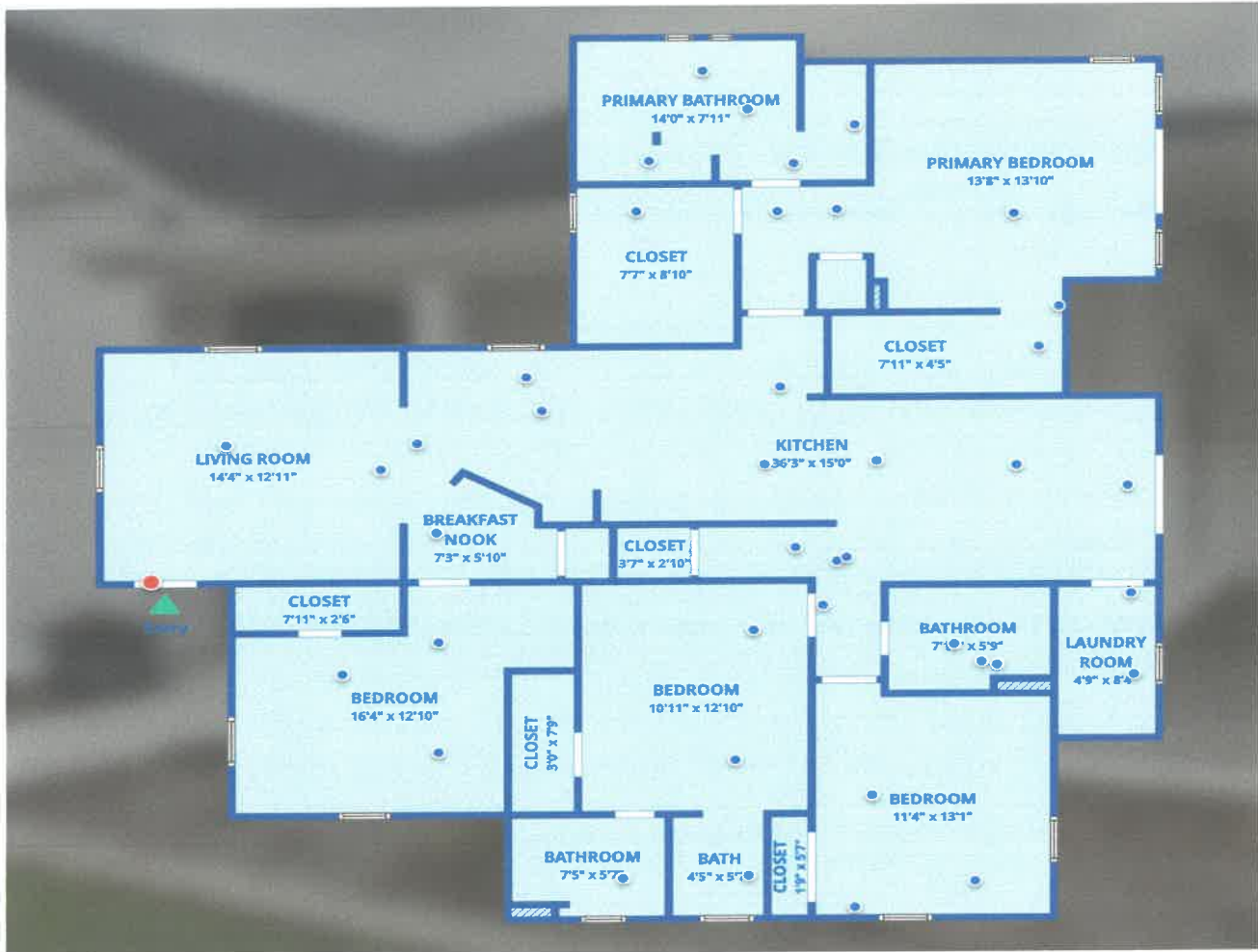
Documented Damage – Rotted Sill / Bottom Rail



Close-up showing significant deterioration and rot at the sill / bottom rail of an existing window. This condition, present on multiple units, supports the need for full replacement rather than repair in order to restore weather-tightness and long-term performance while maintaining historic appearance with new vinyl double-hung windows that have a wood-like exterior finish.

EXISTING FLOOR PLAN REFERENCE

Provided for context of approximate window locations (blue markers on exterior walls)



Note: This is an interior floor plan. For the COA submittal, current exterior photographs of every elevation and simple building elevations (or marked photos) showing the proposed window replacements are required. The blue dots on the plan roughly indicate window locations and support the stated quantity of approximately 15 windows.

SUBMITTAL CHECKLIST

- **Applicant's Letter:** Included – sign the original
- **Completed Application Form:** Included – sign the original; add email if desired
- **Site Plan / Survey / Plot Plan:** Floor plan included for reference. A simple marked plot plan or survey is still recommended if available.
- **Photographs of Elevations:** INCLUDED in this package (front, sides, rear)
- **Existing Window & Damage Photos:** INCLUDED – shows current double-hung windows that are painted shut with significant rot and deterioration
- **Building Elevations / Proposed:** Existing conditions documented. Contractor/manufacture drawings of proposed vinyl windows recommended as final attachment.
- **Material List / Cut Sheets:** Recommendations included – attach final manufacturer cut sheets and woodgrain finish samples

- **Estimated Cost:** Add final contractor bid amount on the application form once obtained
- **Original Signatures:** REQUIRED on both the application form and the letter before submittal

Next Deadline: July 31, 2026 for the August 20, 2026 HPAB meeting (6:00 p.m., City Council Chambers, 2nd floor, City Hall). Contact Planning & Zoning at (972) 771-7745 or visit www.rockwall.com/HistoricPreservation.asp for confirmation of contributing status details or pre-submittal questions.

EXISTING CONDITIONS – EXTERIOR ELEVATIONS

401 S Clark Street, Rockwall, TX 75087 • Photographs supporting the COA request

Front Elevation (from S Clark Street)



West (front) elevation from S Clark Street showing front porch, entry, and multiple double-hung windows. Front of house faces due west.

PROPOSED FRONT ELEVATION – ILLUSTRATIVE RENDERING

AI rendering showing approximate appearance of new vinyl double-hung windows with wood-like finish



Note: This is an illustrative AI rendering only. Final window profiles, exterior woodgrain color/finish, and any simulated divided lites will be selected to match the historic character of the home. The rendering is intended to convey the overall visual compatibility of modern vinyl double-hung windows with a traditional wood-like appearance on the primary (west) elevation.

South Elevation



South elevation (front of house faces due west). Shows porch continuation and double-hung windows.

North Elevation / Side Transition



North side elevation showing additional double-hung windows and mechanical equipment.

East Elevation (Rear) with patio / outdoor living area



East (rear) elevation showing rear doors, windows, and stone patio area. Windows on this elevation are also proposed for replacement.





S CLARK ST
E MUNSON ST

STOP

NOV 12 2004



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 20, 2026
APPLICANT: Mark and Veronica Combs
CASE NUMBER: H2026-007; *Small Matching Grant for 401 S. Clark Street*

On July 30, 2026, staff received an application for a *Small Matching Grant* from the property owners -- *Mark and Veronica Combs* -- for the purpose of obtaining a *Small Matching Grant* to allow the removal and replacement of 15 windows. The subject property is located at 401 S. Clark 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*) or *Landmarked Properties*, are eligible for matching funds 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*. 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 improvements and beautification projects." The proposed project includes improvements that will be visible from the street (i.e. *original window in the front façade of home*) and -- *based on the applicant's scope of work* -- the window replacement does appear to meet the intent of the program; however, the Historic Preservation Advisory Board (HPAB) will need to determine if the applicant's scope of work is appropriate through the Certificate of Appropriateness (COA) [Case No. H2026-005] since they are proposing vinyl windows in lieu of the existing wood windows. The total valuation of the project provided by the applicant is \$15,000 to \$17,500.00 and would be qualified for a *Small Matching Grant* of up to \$1,000.00; however, approval of this request is a discretionary decision for the Historic Preservation Advisory Board (HPAB). As of June 18, 2026, the Historic Preservation Advisory Board (HPAB) has approved three (3) *Small Matching Grants* for FY2026. Should this request be approved, the *Small Matching Grants Fund* would be reduced to \$1,500.00.



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 401 S. Clark St, Rockwall TX 75087

SUBDIVISION Original Town Clark St area

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

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

☒ CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

☐ OTHER, SPECIFY: _____

OWNER(S) NAME Mark and Veronica Combs

APPLICANT(S) NAME Mark Combs

ADDRESS

ADDRESS

PHONE

PHONE

E-MAIL

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):

\$13,000 -- \$20,000, with a mid-range expectation around \$15,000--\$17,500 depending on exact brand, Low-E glass, grille options, and any needed sill/trim work.

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.

Request for Certificate of Appropriateness to replace approximately fifteen (15) existing exterior windows on the historic residence at 401 S Clark Street. The home is a Low Contributing property within the Old Town Rockwall (OTR) Historic District, constructed in the late 1800s. All existing windows are double-hung units that have been painted shut and exhibit significant rot and deterioration (including rotted sills and bottom rails, as documented in the accompanying photographs). The proposed work consists of full replacement of the existing windows with new high-performance vinyl double-hung windows that have a wood-like appearance. The selected products will feature exterior woodgrain laminate finishes or factory finishes that closely replicate traditional painted wood, traditional double-hung profiles and proportions, and (where appropriate) simulated divided lites. Profiles, sightlines, and grille patterns will be selected to be compatible with the style and period of the structure and neighboring historic properties in the district. No change to existing window openings, locations, or overall fenestration pattern is proposed. The work will improve energy efficiency, weather resistance, and long-term maintenance while preserving the historic character visible from the public right-of-way. This request is consistent with Section 07 of Appendix D (Historic Preservation Guidelines) of the Unified Development Code regarding size, width, height, proportion, and visual compatibility. Vinyl windows with matching proportions have previously been approved by the HPAB on comparable properties when the historic appearance is maintained. Supporting photographs of the primary elevations and close-ups of existing window conditions (including documented rot and deterioration) are included in this package.

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.

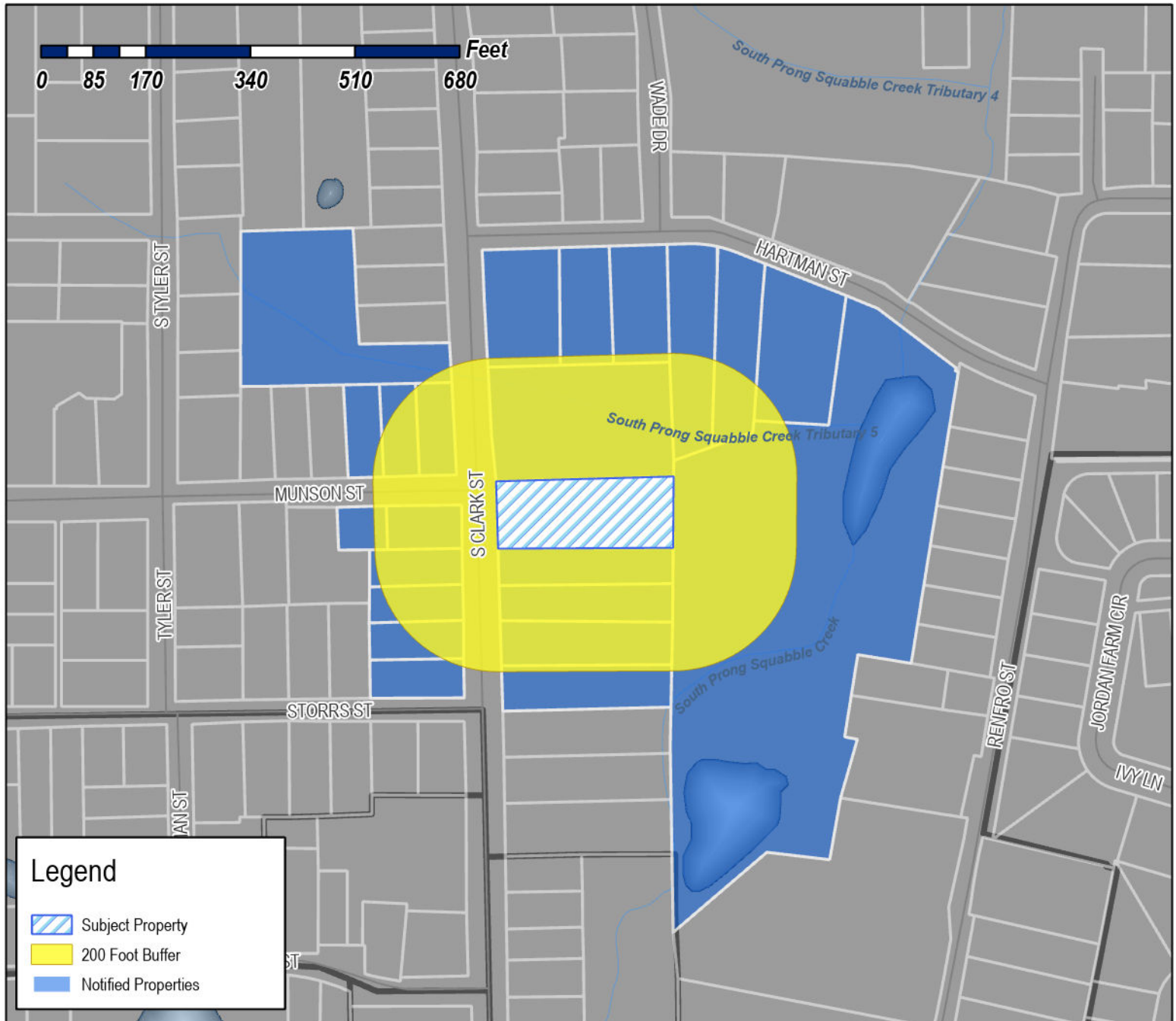




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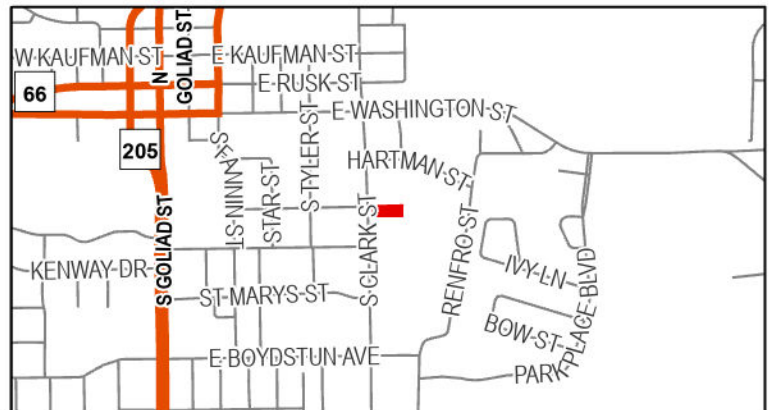
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Case Number: H2026-007
Case Name: Small Matching Grant for a Low Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 401 S. Clark Street

Date Saved: 7/31/2026

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



BOREN TERRY L ETUX
207 GNARLY OAKS WAY
LTL RVR ACAD, TX 76554

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
307 S CLARK ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S Goliad St
Rockwall, TX 75087

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

SADLER LESLIE A
402 S CLARK ST
ROCKWALL, TX 75087

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

RESIDENT
404 S CLARK ST
ROCKWALL, TX 75087

BRAMLETT DAVID KYLE & DEIDRE MONIQUE
405 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
406 S CLARK ST
ROCKWALL, TX 75087

RESIDENT
407 S CLARK ST
ROCKWALL, TX 75087

GADDIS CAMILLE D
408 SOUTH CLARK STREET
ROCKWALL, TX 75087

SIMS CHRIS AND TERESA
410 S CLARK ST
ROCKWALL, TX 75087

SAMPLES ELVA NELL
502 RENFRO ST
ROCKWALL, TX 75087

RESIDENT
508 MUNSON ST
ROCKWALL, TX 75087

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

RESIDENT
509 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
511 MUNSON ST
ROCKWALL, TX 75087

RESIDENT
513 MUNSON ST
ROCKWALL, TX 75087

JMS CUSTOM HOMES, LLC
58 WINDSOR DR
ROCKWALL, TX 75032

JMS CUSTOM HOMES LLC
58 WINDSOR DRIVE
ROCKWALL, TX 75032

RESIDENT
706 HARTMAN ST
ROCKWALL, TX 75087

MOORE LAKISHA Q AND JASON
708 HARTMAN ST
ROCKWALL, TX 75087

RENDON MARCELINO J JR
710 HARTMAN ST
ROCKWALL, TX 75087

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

HOOVER LINDA WEST-
716 HARTMAN STREET
ROCKWALL, TX 75087

SHIPMAN CLAY
742 Ridge Hollow Rd
Heath, TX 75032

SIMMONS JOHN V & JOAN M
802 AGAPE CIR
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

TUTTLE LEON ETUX
963 W Yellowjacket Ln Apt 122
Rockwall, TX 75087

AUBE JEAN-PAUL III
PO BOX 868
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. H2026-007: Small Matching Grant for a Low Contributing Property

Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a *Small Matching Grant* for the purpose of making improvements to a *Low Contributing Property* on a 0.7379-acre tract of land identified as Block 105A-1 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 401 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, August 20, 2026 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, August 20, 2026 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. H2026-007: Small Matching Grant for a Low 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.

Name:

Address:

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

APPLICANT'S LETTER

July 30, 2026

Historic Preservation Advisory Board
City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

Re: Certificate of Appropriateness – Exterior Window Replacement
401 S Clark Street, Rockwall, Texas 75087

Dear Members of the Historic Preservation Advisory Board:

I am the owner of the historic residence located at 401 S Clark Street, Rockwall, Texas 75087. This property is a Low Contributing property within the Old Town Rockwall (OTR) Historic District. I respectfully request a Certificate of Appropriateness (COA) to replace approximately fifteen (15) existing exterior windows on the home.

The home was constructed in the late 1800s and retains significant historic character. All existing windows are double-hung units that have been painted shut and exhibit significant rot and deterioration, including rotted sills and bottom rails (photographs of the damage are included in this package). The proposed work consists of carefully selected vinyl double-hung replacement windows that will closely replicate the historic proportions, operation, and traditional wood-like appearance (via exterior woodgrain finishes) while providing substantially improved energy efficiency, weather-tightness, and reduced long-term maintenance.

The proposed windows will be vinyl double-hung units selected specifically for their wood-like appearance. Product options under active consideration (final selection to be confirmed with the selected contractor) include higher-quality vinyl lines that offer exterior woodgrain laminate finishes or factory finishes that closely replicate traditional painted wood, traditional double-hung profiles, and simulated divided lite options where appropriate:

- **Pella Encompass or 250 Series vinyl double-hung** (or equivalent) with woodgrain exterior finishes and traditional profiles.
- **Simonton Reflections / ProFinish or comparable premium vinyl** with exterior woodgrain laminate (oak, mahogany, or similar) and simulated divided lites.
- **Jeld-Wen or similar high-quality vinyl double-hung** lines that feature wood-look exterior finishes, thin sightlines, and matching proportions.

All proposed products will be sized to fit existing openings with no alteration to the fenestration pattern, locations, or overall relationship of size, width, and height on the façades. Any simulated divided lites (if used) will be selected to be compatible with the style and period of the structure and neighboring historic properties in the district. The vinyl material with wood-like exterior appearance will provide a traditional look from the street while offering modern energy efficiency and low maintenance.

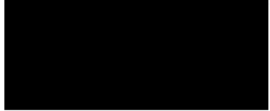
This request is consistent with the standards in Appendix D, Historic Preservation Guidelines, of the Unified Development Code, particularly the requirements that the overall relationship of the size, width, height and number of doors and windows remain typical of the style and period of the structure and compatible with neighboring historic buildings. Vinyl windows with matching proportions and historic appearance have previously been approved by the HPAB on comparable properties in the district.

I am prepared to attend the HPAB public hearing and to provide any additional information or clarification requested by the Board or staff. Thank you for your consideration of this request.

Sincerely,



Mark and Veronica Combs
Owners



MATERIAL LIST & RECOMMENDED WINDOW OPTIONS

Vinyl Double-Hung Windows with Wood-Like Appearance

The following vinyl double-hung window options are recommended because they provide a traditional wood-like exterior appearance (via woodgrain laminate or factory finishes that mimic painted wood), authentic proportions, and double-hung operation consistent with homes of this era, while offering modern energy performance and low maintenance. Vinyl windows with matching size, proportion, and historic appearance have been approved by the Rockwall HPAB on comparable contributing properties. All options can be ordered with simulated divided lites (SDL) or without grids to match existing conditions.

1. Pella Encompass / 250 Series Vinyl Double-Hung (or equivalent)

Quality vinyl double-hung windows available with exterior finishes and profiles that present a traditional wood-like appearance from the street. Traditional proportions, available simulated divided lites, and good energy performance. Suitable for matching existing openings on a contributing property when cut sheets and samples demonstrate compatibility with the historic character of the district.

2. Simonton Reflections / ProFinish (or comparable premium vinyl with woodgrain)

Premium vinyl lines that offer exterior woodgrain laminate finishes (commonly available in oak, mahogany, or similar tones) that closely replicate the look of traditional wood windows. Double-hung operation, simulated divided lite options, and durable low-maintenance construction. When profiles and finishes are carefully selected, these provide a strong wood-like appearance appropriate for historic district review.

3. Jeld-Wen or similar high-quality vinyl double-hung with wood-look exterior

Established vinyl window lines that include woodgrain exterior options, traditional double-hung styles, and simulated divided lites. Focus on models with thinner sightlines and finishes that read as painted or stained wood from the public right-of-way. Subject to staff and Board review of specific cut sheets and samples.

Key Selection Criteria for HPAB Review

- Match existing window sizes and proportions exactly (no change to openings or fenestration pattern).
- Double-hung operation to remain consistent with the period and style of the structure.
- Exterior woodgrain laminate or factory finish that appears as traditional painted/stained wood from the street.
- Avoid bulky modern vinyl frame profiles; prefer traditional sightlines and proportions.
- Simulated divided lites (if used) should match any historic muntin pattern present, or no grids if originals were one-over-one.
- Low-E insulated glass for energy performance without altering exterior appearance.
- Provide manufacturer cut sheets, finish samples/sample boards, and elevation drawings showing the new windows in place.

Quantity: Approximately fifteen (15) vinyl double-hung windows. Exact count and individual sizes to be confirmed by the selected window contractor during field measurement.

Note: Final product selection, exterior woodgrain color/finish, and grille pattern will be confirmed with the contractor and submitted to Planning staff prior to or at the HPAB meeting.

EXISTING WINDOW CONDITIONS & DAMAGE

Documentation of current double-hung windows and sill deterioration

Typical Existing Double-Hung Window



Representative existing double-hung window. All existing windows on the home have been painted shut and show significant rot and deterioration.

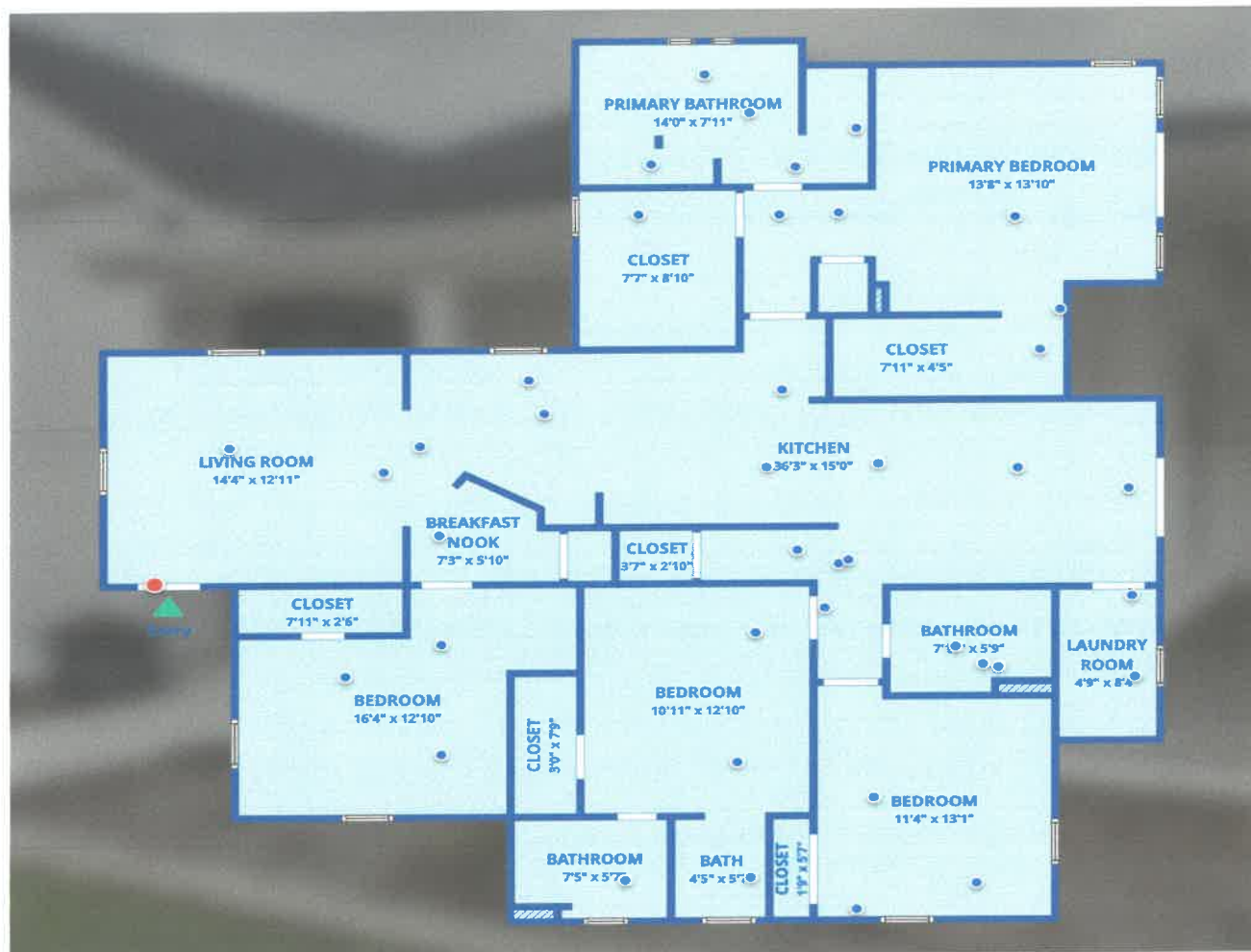
Documented Damage – Rotted Sill / Bottom Rail



Close-up showing significant deterioration and rot at the sill / bottom rail of an existing window. This condition, present on multiple units, supports the need for full replacement rather than repair in order to restore weather-tightness and long-term performance while maintaining historic appearance with new vinyl double-hung windows that have a wood-like exterior finish.

EXISTING FLOOR PLAN REFERENCE

Provided for context of approximate window locations (blue markers on exterior walls)



Note: This is an interior floor plan. For the COA submittal, current exterior photographs of every elevation and simple building elevations (or marked photos) showing the proposed window replacements are required. The blue dots on the plan roughly indicate window locations and support the stated quantity of approximately 15 windows.

SUBMITTAL CHECKLIST

- **Applicant's Letter:** Included – sign the original
- **Completed Application Form:** Included – sign the original; add email if desired
- **Site Plan / Survey / Plot Plan:** Floor plan included for reference. A simple marked plot plan or survey is still recommended if available.
- **Photographs of Elevations:** INCLUDED in this package (front, sides, rear)
- **Existing Window & Damage Photos:** INCLUDED – shows current double-hung windows that are painted shut with significant rot and deterioration
- **Building Elevations / Proposed:** Existing conditions documented. Contractor/manufacture drawings of proposed vinyl windows recommended as final attachment.
- **Material List / Cut Sheets:** Recommendations included – attach final manufacturer cut sheets and woodgrain finish samples

- **Estimated Cost:** Add final contractor bid amount on the application form once obtained
- **Original Signatures:** REQUIRED on both the application form and the letter before submittal

Next Deadline: July 31, 2026 for the August 20, 2026 HPAB meeting (6:00 p.m., City Council Chambers, 2nd floor, City Hall). Contact Planning & Zoning at (972) 771-7745 or visit www.rockwall.com/HistoricPreservation.asp for confirmation of contributing status details or pre-submittal questions.

EXISTING CONDITIONS – EXTERIOR ELEVATIONS

401 S Clark Street, Rockwall, TX 75087 • Photographs supporting the COA request

Front Elevation (from S Clark Street)



West (front) elevation from S Clark Street showing front porch, entry, and multiple double-hung windows. Front of house faces due west.

PROPOSED FRONT ELEVATION – ILLUSTRATIVE RENDERING

AI rendering showing approximate appearance of new vinyl double-hung windows with wood-like finish



Note: This is an illustrative AI rendering only. Final window profiles, exterior woodgrain color/finish, and any simulated divided lites will be selected to match the historic character of the home. The rendering is intended to convey the overall visual compatibility of modern vinyl double-hung windows with a traditional wood-like appearance on the primary (west) elevation.

South Elevation



South elevation (front of house faces due west). Shows porch continuation and double-hung windows.

North Elevation / Side Transition



North side elevation showing additional double-hung windows and mechanical equipment.

East Elevation (Rear) with patio / outdoor living area



East (rear) elevation showing rear doors, windows, and stone patio area. Windows on this elevation are also proposed for replacement.



401

ACTON



S CLARK ST
E MUNSON ST

STOP

NOV 12 2004