



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

HISTORIC PRESERVATION ADVISORY BOARD

CONDITIONS OF APPROVAL

NOTES



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

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

SPECIAL DISTRICTS [SELECT APPLICABLE]:

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

CONTRIBUTING STATUS [SELECT APPLICABLE]:

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

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 406 Williams St

SUBDIVISION _____ LOT _____ BLOCK _____

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

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

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

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: _____

OWNER(S) NAME Clay Shipman
 ADDRESS 742 Ridgehollow
Heath, TX 75052
 PHONE 469 953 0400
 E-MAIL Clay@ShipmanFire.com

APPLICANT(S) NAME Fernando Hernandez
 ADDRESS 6800 Arapaho rd
Dallas TX 75248
 PHONE 469 251 0374
 E-MAIL FHTexas1986@gmail.com

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

CONSTRUCTION TYPE [CHECK ONE]: EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION
 RELOCATIONS OTHER, SPECIFY: New Fence 8' tall board on board

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$30,000

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.

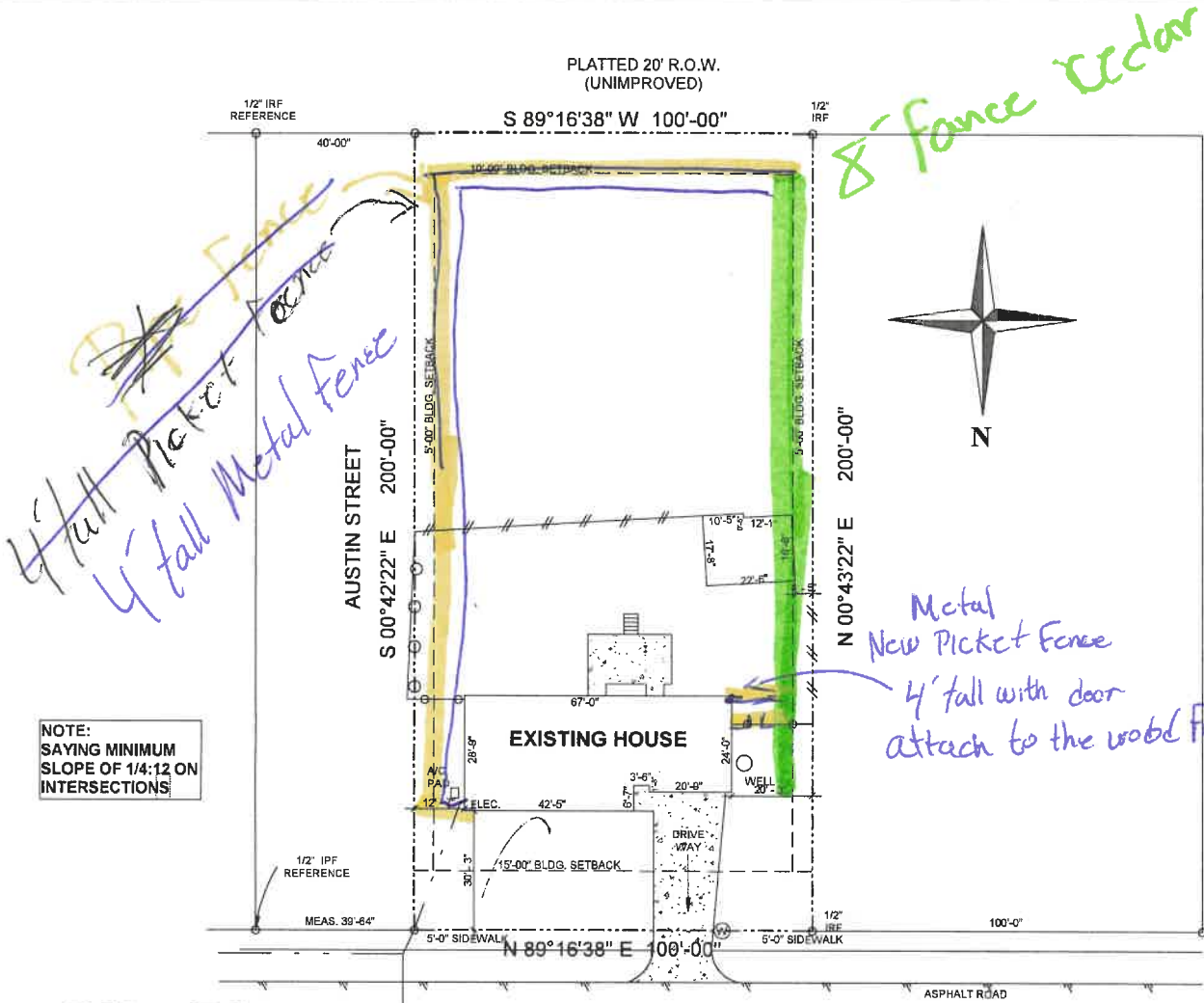
New Fence board on board Cedar 8' tall between the neighbor and New Metal picket fence around the property with access door

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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

OWNER'S SIGNATURE [Signature]

APPLICANT'S SIGNATURE [Signature]



1 Site Plan

1" = 30'-0"

NOTE:
SAYING MINIMUM
SLOPE OF 1/4:12 ON
INTERSECTIONS



VICINITY MAP

406 WILLIAMS STREET,
ROCKWALL, TX 75087

EXISTING HOUSE	1,364 SG/F
LOT AREA	0.46 ACRE
MAX LOT COVERAGE	35%
LOT COVERAGE	65%



Xavier Chapa
12/12/2022

XAVIER CHAPA ENGINEERING/SURVEYING
FIRM NO F-9156



THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WE WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TINKERING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
406 WILLIAMS STREET, ROCKWALL
TX 75087

Legal Description
LOT B, BLOCK 5

SITE PLAN		
Project number:		
Date:	12/12/2022	Scale 1" = 30'-0"
Drawn by: Projects & Construction Araque		

1

Rockwall County
101 E. Rusk St.
Rockwall TX, 75087

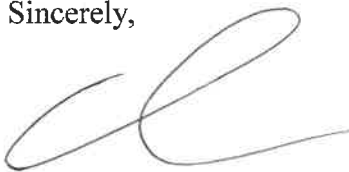
April 11, 2024

Buddy Clayton Shipman
406 Williams St.
Rockwall, TX 75087

To whom it may concern,

I am requesting a permit to build a fence at 406 Williams St. Rockwall, TX. Three (3) sides of the fence will be 300 ft long. It will be made of black, metal bars. The last side will be an 8 ft tall and 180 ft long cedar fence on the west side of the property. The reason for the cedar fence is that my family and I want more privacy from our unfriendly neighbor. Unfortunately, we have had several unpleasant interactions, and we wish to avoid any further issues. If you have any further questions, please feel free to contact me at (469) 853-0400. Thank you for your consideration and help with this matter.

Sincerely,

A handwritten signature in black ink, appearing to be 'Buddy Clayton Shipman', written in a cursive style.

Buddy Clayton Shipman



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: May 16, 2024

APPLICANT: Fernando Hernandez

CASE NUMBER: H2024-007; *Certificate of Appropriateness (COA) for 406 Williams Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Fernando Hernandez on behalf of Clay Shipman for the approval of a Certificate of Appropriateness for exterior alterations to a fence on a *Medium Contributing Property* being a 0.4590-acre parcel of land identified as Lot B, Block 5, Farmer & Merchants Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 406 Williams Street, and take any action necessary.

BACKGROUND

The 1,772 SF single-family home -- *situated on the subject property at 405 Williams Street* -- was constructed circa 1960 utilizing the *Ranch* architectural style according to the 2017 *Historic Resource Survey*. According to the Rockwall Central Appraisal District (RCAD), in addition to the existing single-family home there is a 400 SF storage building constructed in 2003. The single-family home is classified as *Medium-Contributing Property* and is situated within the Old Town Rockwall (OTR) Historic District. 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 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. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from a Single-Family 3 (SF-3) District to Single-Family 7 (SF-7) District. The property has remained zoned Single Family (SF-7) District since this date.



FIGURE 1: AUGUST 10, 2012

Staff should note that the Historic Preservation Advisory Board (HPAB) reviewed a historic case (*Case No. H2023-001*), from the same applicant, on February 16, 2023. At that time, the applicant was proposing to enclose the garage and finish the exterior wall in brick to match the primary structure, install two (2) new windows on this enclosed wall, and replace all of the existing windows on existing home. Ultimately, the HPAB approved a motion to deny the applicant's request by a vote of 5-0, finding that the proposed changes [1] were not consistent with the guidelines of the historic district, and [2] impaired the historical integrity of the subject property. On April 20, 2023, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) for the purpose of replacing the garage doors and existing windows.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of replacing the existing 8 foot board on board cedar fence on the west property line and constructing a wrought-iron fence for the remaining portions of the back-yard on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 406 Williams Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Williams Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.3860-acre parcel of land (*i.e. 501 Williams Street*) that is developed with a *Non-Contributing* single-family home. This property is zoned Single-Family 7 (SF-7) District. Following this is Margaret Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the boundary of the Old Town Rockwall (OTR) Historic District followed by a 0.27-acre parcel of land (*i.e. 603 Austin Street*) developed with a single-family home. This property is zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is a 25-foot strip of right-of-way followed by a vacant 0.505-acre parcel of land. This property is owned by the Rockwall Independent School District (RISD) and is zoned Single-Family 7 (SF-7) District. Beyond this are three (3) parcels of land (*i.e. 501, 503, and 505 E. Kaufman Street*) that are developed with single-family homes. These properties are classified as *Non-Contributing* and are zoned Single-Family 7 (SF-7) District. Following these properties is E. Kaufman Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 0.45-acre parcel of land (*i.e. 502 Williams Street*) developed with a *Non-Contributing* single-family home. Beyond this is a 0.45-acre parcel of land (*i.e. 504 Williams Street*) developed with a *High-Contributing* single-family home. Following this is a 0.719-acre parcel of land (*i.e. 510 Williams Street*) developed with a *Medium Contributing* single-family home, zoned Single-Family 7 (SF-7) District. Beyond this is a 0.907-acre parcel of land (*i.e. 602 Williams Street*) developed with a *High-Contributing* single-family home. All of these properties are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is a 0.456-acre parcel of land (*i.e. 402 Williams Street*) that is developed with a *Medium-Contributing* single-family home. Beyond this is Kernodle Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are four (4) parcels of land developed with three (3) *Medium-Contributing* (*i.e. 304, 306, and 310 Williams Street*) single-family homes and one (1) *Non-Contributing* (*i.e. 308 Williams Street*) single-family home. All of these properties are zoned Single-Family 7 (SF-7) District.

CHARACTERISTICS OF THE PROJECT

The property owner is requesting a Certificate of Appropriateness (COA) for the purpose of replacing the existing eight (8)-foot wood fence on the west property line and constructing a four (4) foot metal, wrought iron fence on the east and south property lines which will connect to the eight (8)-foot wood fence. The applicant is also proposing a four (4)-foot tall metal fence with a gate which will be installed on the west side of the home and connect to the eight (8) foot fence. The layout of the fence is outlined in the site plan depicted in *Figure 1*.



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 *Medium-Contributing Property*.

According to Section 07(H), *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "(a) fence in the front, side, or rear yards should meet all applicable city codes ... (a)ny fence that requires review must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot." According to Subsection 08.02, *General Fence Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(p)ermitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner." In this case, the applicant is requesting to add a four (4) foot metal, wrought iron fence and gate which is permitted within a Single-Family 7 (SF-7) District. According to Subsection 06.03(G)(5), *Standards of Approval*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...the Historic Preservation Advisory Board (HPAB) must approve the application for a Certificate of Appropriateness (COA) if it determines that ... the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in this section and proposed preservation criteria ..." In this case, the applicant's scope of work (*i.e. addition of a fence*) appears to generally be in conformance with the guidelines contained in the Unified Development Code (UDC), and the proposed scope of work does *not* appear to impair the historical integrity of the subject property nor does it appear to have a negative impact on any of the adjacent properties; however, requests for a Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On May 3, 2024, staff mailed 20 property owner notifications to property owners and occupants within 200-feet of the subject property. At the time this report was drafted, staff had not received any notices returned regarding the applicant's request.

CONDITIONS OF APPROVAL

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

- (1) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

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

SPECIAL DISTRICTS [SELECT APPLICABLE]:

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- 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 406 Williams St

SUBDIVISION _____ LOT _____ BLOCK _____

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

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

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

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

OTHER, SPECIFY: _____

OWNER(S) NAME Clay Shipman
 ADDRESS 742 Ridgehollow Heath, TX 75052
 PHONE 469 953 0400
 E-MAIL Clay@ShipmanFire.com

APPLICANT(S) NAME Fernando Hernandez
 ADDRESS 6800 Arapaho rd Dallas TX 75248
 PHONE 469 251 0374
 E-MAIL FHTexas1986@gmail.com

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

CONSTRUCTION TYPE [CHECK ONE]: EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION
 RELOCATIONS OTHER, SPECIFY: New Fence 8' tall board on board

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$30,000

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.

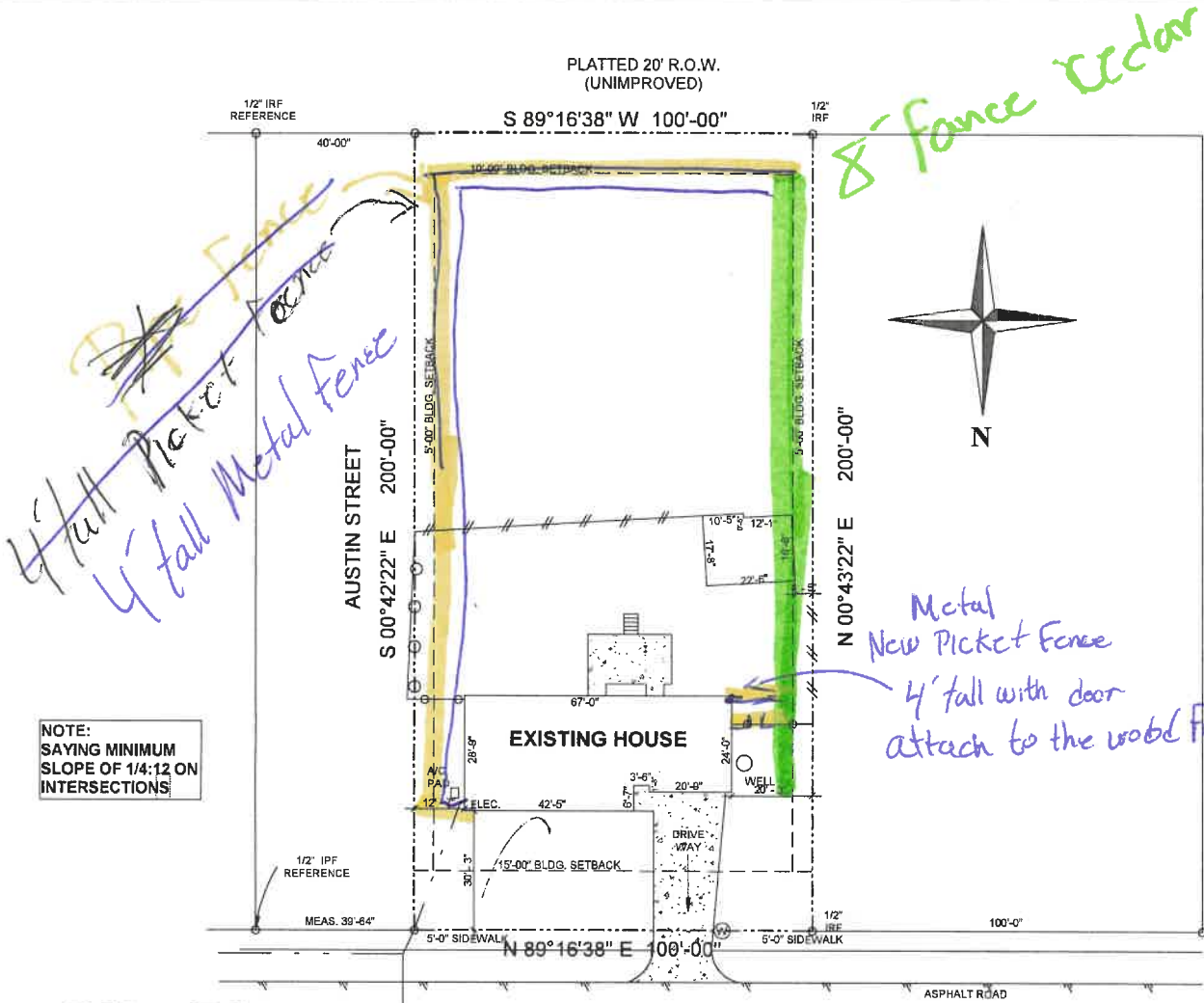
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OWNER'S SIGNATURE [Signature]

APPLICANT'S SIGNATURE [Signature]



1 Site Plan

1" = 30'-0"

NOTE:
SAYING MINIMUM
SLOPE OF 1/4:12 ON
INTERSECTIONS



VICINITY MAP

406 WILLIAMS STREET,
ROCKWALL, TX 75087

EXISTING HOUSE	1,364 SG/F
LOT AREA	0.46 ACRE
MAX LOT COVERAGE	35%
LOT COVERAGE	65%



Xavier Chapa
12/12/2022

XAVIER CHAPA ENGINEERING/SURVEYING
FIRM NO F-9156



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Project Name & Address
406 WILLIAMS STREET, ROCKWALL
TX 75087

Legal Description
LOT B, BLOCK 5

SITE PLAN

Project number:		
Date:	12/12/2022	Scale 1" = 30'-0"
Drawn by:	Projects & Construction Araque	

1

0 20 40 80 120 160 Feet

H2024-007: Certificate of Appropriateness for 406 Williams 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.

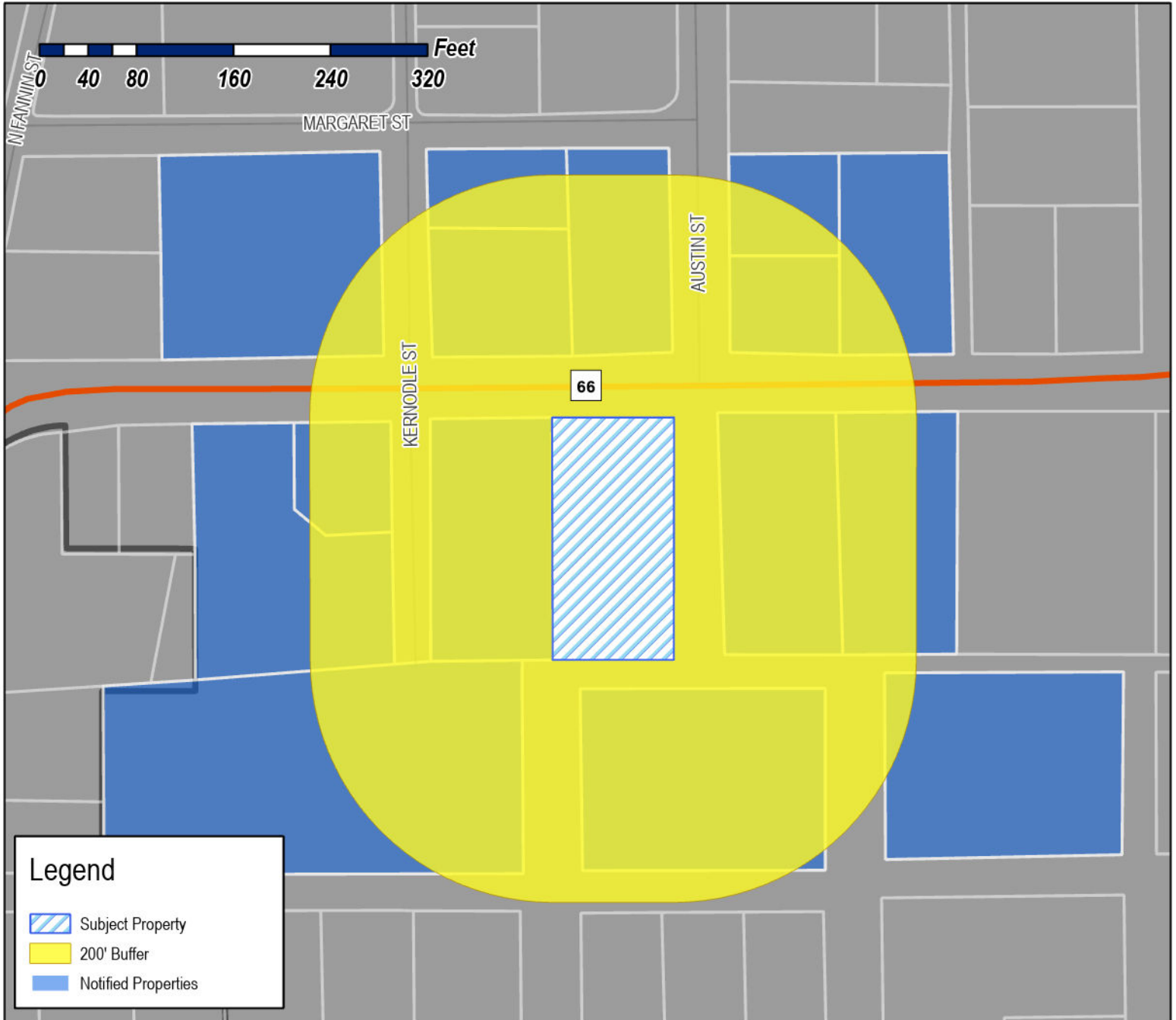




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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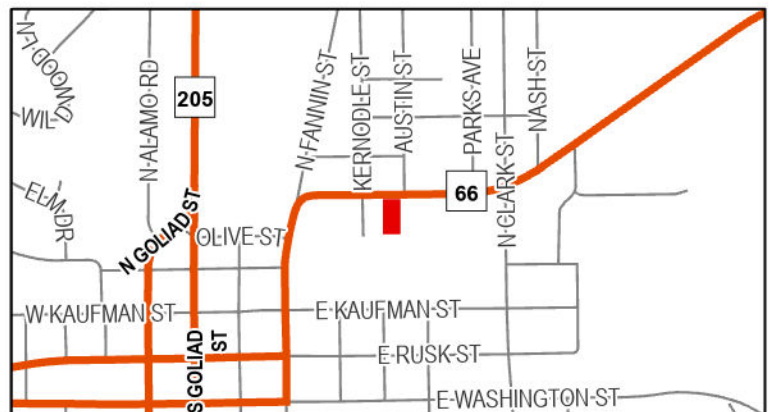
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Case Number: H2024-007
Case Name: Certificate of Appropriateness for a Medium Contributing property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 406 Williams Street

Date Saved: 5/2/2024

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



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

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

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

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

PEREIRA ASHLE RENEE
402 WILLIAMS ST
ROCKWALL, TX 75087

SHIPMAN CLAY
406 WILLIAMS ST
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF
TONI YEAGER, GUARDIAN
501 AUSTIN ST
ROCKWALL, TX 75087

JENNIFER'S HOMES INC
501 KERNODLE
ROCKWALL, TX 75087

ROAN DOUGLAS RAY AND DEBORA J
501 WILLIAMS STREET
ROCKWALL, TX 75087

HERNANDEZ BLAS MEJIA AND ANA K
502 KERNODLE STREET
ROCKWALL, TX 75087

RYAN GARY S AND CONSTANCE E
502 WILLIAMS ST
ROCKWALL, TX 75087

RICHARD HARRIS AND JUDY HARRIS FAMILY
TRUST
RICHARD AND JUDY HARRIS- TRUSTEES
504 AUSTIN ST
ROCKWALL, TX 75087

SUMBLIN BEN III ESTATE OF
TONI YEAGER, GUARDIAN
504 PRESIDIO DR
ROCKWALL, TX 75087

CROW CAROL RICHARDSON
504 WILLIAMS
ROCKWALL, TX 75087

MCNEELY KEVIN AND ALLISON
505 WILLIAMS STREET
ROCKWALL, TX 75087

SMITH ALAN E & JUDY ROPER SMITH
506 KERNODLE ST
ROCKWALL, TX 75087

SMITH ALAN E & JUDY ROPER SMITH
506 KERNODLE ST
ROCKWALL, TX 75087

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

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

SHIPMAN CLAY
742 RIDGE HOLLOW RD
HEATH, TX 75032

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Historic Preservation Advisory Board will consider the following application:

Case No. H2024-007: Certificate of Appropriateness for 406 Williams Street

Hold a public hearing to discuss and consider a request by Fernando Hernandez on behalf of Clay Shipman for the approval of a Certificate of Appropriateness (COA) for exterior alterations to a fence on a Medium Contributing Property being a 0.4590-acre parcel of land identified as Lot B, Block 5, Farmer & Merchants Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 406 Williams 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, May 16, 2024 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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

Your comments must be received by Thursday, May 16, 2024 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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

Case No. H2024-007: Certificate of Appropriateness for 406 Williams Street

Please place a check mark on the appropriate line below:

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

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

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

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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

Rockwall County
101 E. Rusk St.
Rockwall TX, 75087

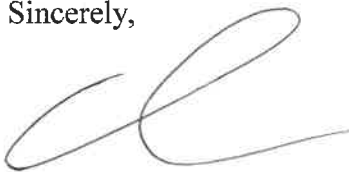
April 11, 2024

Buddy Clayton Shipman
406 Williams St.
Rockwall, TX 75087

To whom it may concern,

I am requesting a permit to build a fence at 406 Williams St. Rockwall, TX. Three (3) sides of the fence will be 300 ft long. It will be made of black, metal bars. The last side will be an 8 ft tall and 180 ft long cedar fence on the west side of the property. The reason for the cedar fence is that my family and I want more privacy from our unfriendly neighbor. Unfortunately, we have had several unpleasant interactions, and we wish to avoid any further issues. If you have any further questions, please feel free to contact me at (469) 853-0400. Thank you for your consideration and help with this matter.

Sincerely,

A handwritten signature in black ink, appearing to be 'Buddy Clayton Shipman', written in a cursive style.

Buddy Clayton Shipman



406



406

NOV 10 2004



2406

JUN 25 2003



DATE: May 17, 2024

TO: Clay Shipman
742 Ridgehollow
Heath, Texas 75032

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

SUBJECT: H2024-007; COA for 406 Williams Street

Clay:

This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall was approved by the Historic Preservation Advisory Board (HPAB) on May 17, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Staff made the following recommendations concerning the applicant's request:

- (1) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Historic Preservation Advisory Board

On May 17, 2024 the Historic Board approved a motion to approve the Certificate of Appropriateness (COA) by a vote of 6-0, with Board Member Litton absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is written in a cursive, flowing style.

Bethany Ross; Planner
City of Rockwall Planning and Zoning Department