



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

HISTORIC PRESERVATION ADVISORY BOARD APPLICATIONS

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

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

HISTORIC PRESERVATION ADVISORY BOARD

CONDITIONS OF APPROVAL

NOTES



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

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

SPECIAL DISTRICTS [SELECT APPLICABLE]:

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

CONTRIBUTING STATUS [SELECT APPLICABLE]:

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

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 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

APPLICANT(S) NAME Zenon Jimenez

ADDRESS 742 Ridge Hollow Rd

ADDRESS 3405 Beth Dr

Heath Tx 75032

Mesquite Tx 75150

PHONE (469) 853-0400

PHONE (817) 731-7656

E-MAIL Clay@shipman-fire.com

E-MAIL Zenonpaintinginc@gmail.com

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

CONSTRUCTION TYPE [CHECK ONE]:

EXTERIOR ALTERATION

NEW CONSTRUCTION

ADDITION

DEMOLITION

RELOCATIONS

OTHER, SPECIFY: _____

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE):

\$ 18K

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.

Half basketball court (50'x42'), Concrete 3,500 psf
We would set up in the back yard

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 Zenon Jimenez

(UNAPPROVED)

S 89°16'38" W 100'-00"

1/2" R/F

40'-00"

10'-00" BLDG. SETBACK

Half Basketball 50'x42

AUSTIN STREET

S 00°42'22" E 200'-00"

N 00°43'22" E 200'-00"

10' each side of EXISTING HOUSE The property Line



a.k.a STATE HIGHWAY No. 66
50' R.O.W.

WILLIAMS STREET



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: September 19, 2024

APPLICANT: Zenon Jimenez

CASE NUMBER: H2024-021; *Certificate of Appropriateness (COA) for 406 Williams Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Zenon Jimenez on behalf of Clay Shipman for the approval of a *Certificate of Appropriateness (COA)* for a *Sports Court* 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 406 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 that was constructed in 2003 on the subject property. 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: SEPTEMBER 9, 2024

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 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. Earlier this year, the applicant requested a Certificate of Appropriateness (COA) [Case No. H2024-007] for a for the purpose of replacing the existing eight (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. This case was approved on May 17, 2024; however, the applicant built the fence not in accordance with the approved building permit [*i.e.* RES2024-550]. Staff is working with the applicant to correct the issues with the fence.

PURPOSE

The applicant -- *Zenon Jimenez* -- is requesting approval of a Certificate of Appropriateness (COA) for the purpose of adding a *Sports Court* behind the home on the east side of 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 adding a half basketball court behind the home on the east side of the subject property. The layout of the half basketball court is outlined in the site plan depicted in *Figure 2*.

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).

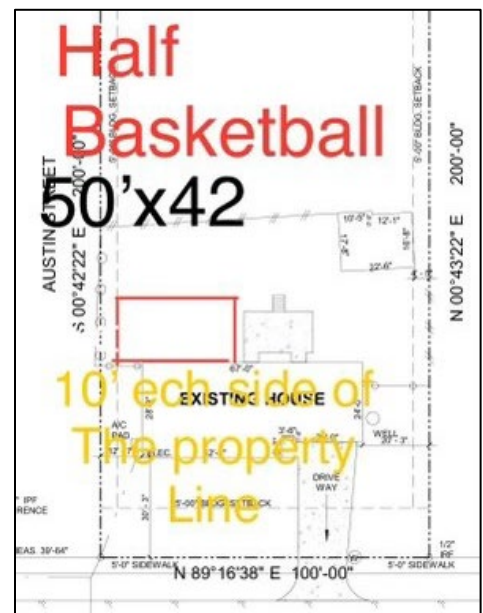


FIGURE 2: SITE PLAN

Specifically, it is situated wholly within the Old Town Rockwall (OTR) Historic District, and is designated as a *Medium-Contributing Property*.

According to Subsection 06.01(C), *Permits*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code, “(n)o building or fence permits shall be issued for site improvement or other construction that is visible until a Certificate of Appropriateness (COA) has been approved by the Historic Preservation Advisory Board (HPAB).” In this case, the applicant’s scope of work (*i.e. addition of a sports court*) will be visible from Williams Street and Austin Street, as well as, requires a paving permit. Based on this, the addition will require a Certificate of Appropriateness (COA). In this case, there are no historic guidelines for *Sports Courts*, but the *Sports Court* appears to generally be in conformance with 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).

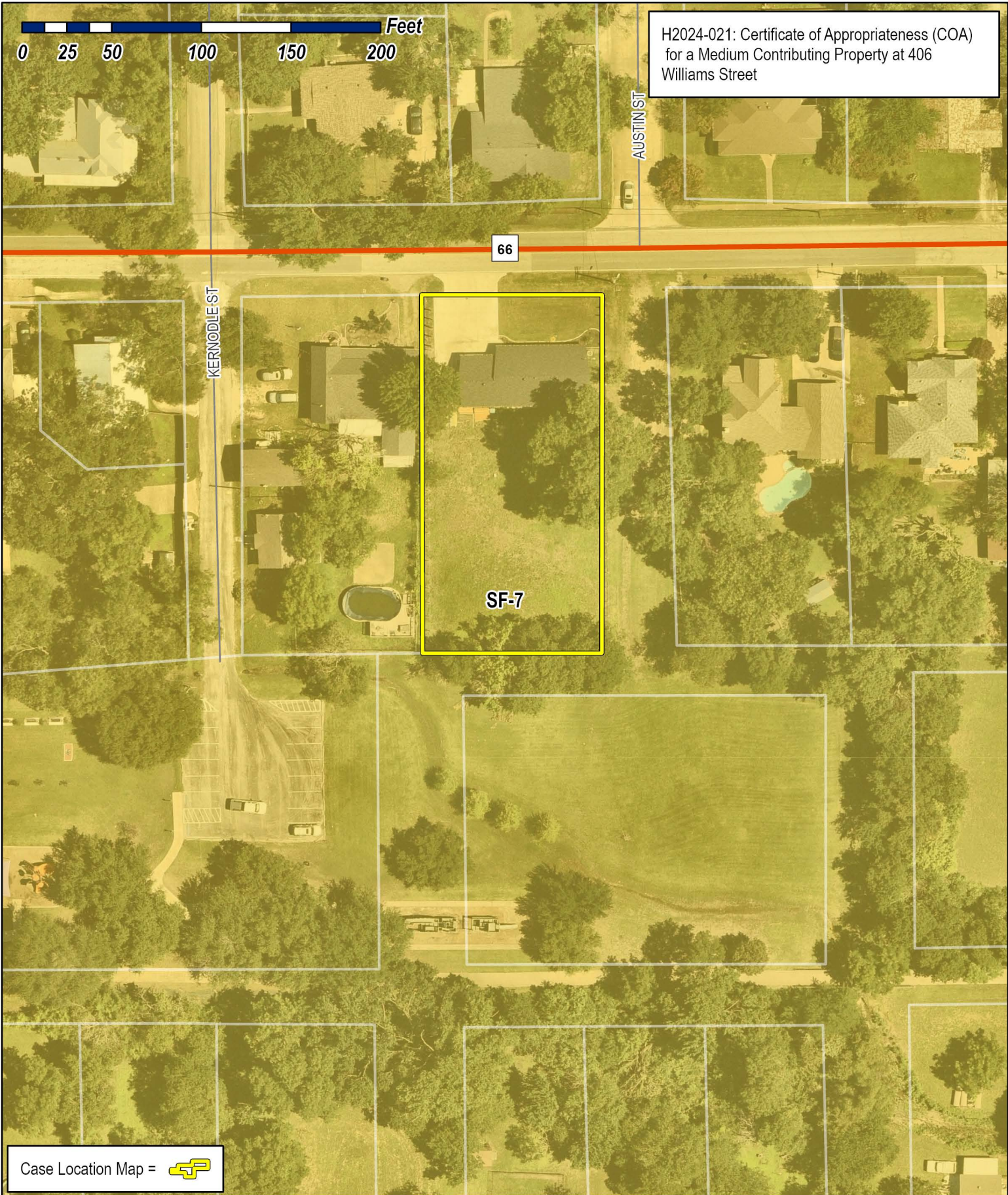
NOTIFICATIONS

On September 6, 2024, staff mailed 19 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.




H2024-021: Certificate of Appropriateness (COA)
for a Medium Contributing Property at 406
Williams Street

66

KERNODLE ST

AUSTIN ST

SF-7

Case Location Map = 



City of Rockwall

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

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

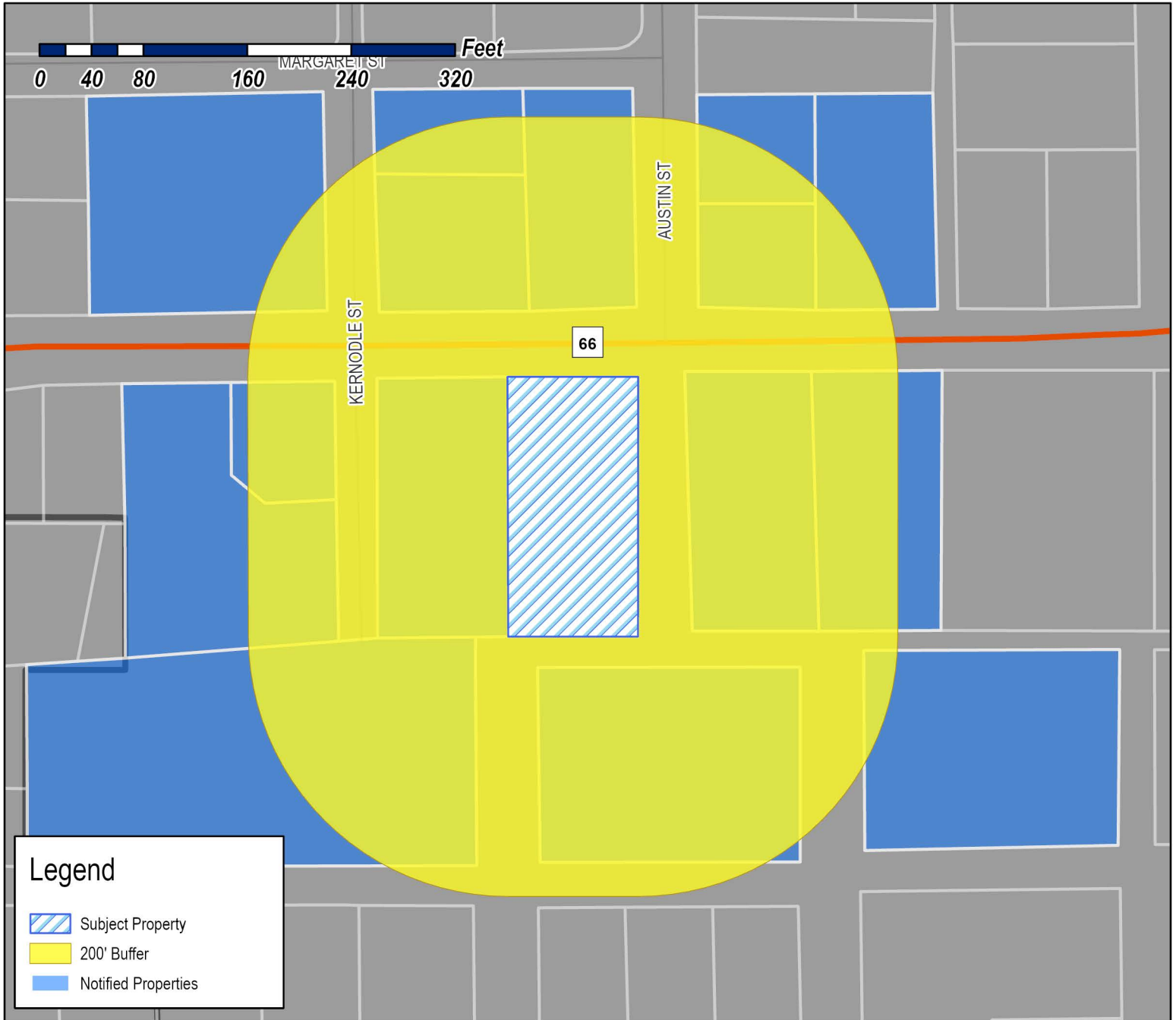




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Case Number: H2024-021
Case Name: COA for a Medium Contributing Property
Case Type: Historic
Zoning: Single-Family 7 (SF-7) District
Case Address: 406 Williams Street

Date Saved: 9/3/2024

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



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. H2024-021: Certificate of Appropriateness for 406 Williams Street

Hold a public hearing to discuss and consider a request by Zenon Jimenez on behalf of Clay Shipman for the approval of a Certificate of Appropriateness (COA) for a Sports Court 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, September 19, 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, September 19, 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. H2024-021: 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



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

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- HIGH CONTRIBUTING PROPERTY
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CURRENT LAND USE OF THE SUBJECT PROPERTY:

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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: _____

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APPLICANT(S) NAME Zenon Jimenez

ADDRESS 742 Ridge Hollow Rd

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Mesquite Tx 75150

PHONE (469) 853-0400

PHONE (817) 731 7656

E-MAIL Clay@shipman-fire.com

E-MAIL Zenonpaintinginc@gmail.com

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

CONSTRUCTION TYPE [CHECK ONE]:

EXTERIOR ALTERATION

NEW CONSTRUCTION

ADDITION

DEMOLITION

RELOCATIONS

OTHER, SPECIFY: _____

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\$ 18K

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 & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

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OWNER'S SIGNATURE _____

APPLICANT'S SIGNATURE Zenon Jimenez

AUSTIN

WILLIAMS ST

STOP

408

25
MPH





406



406

NOV 10 2004



2406

JUN 25 2003



DATE: September 20, 2024

TO: Zenon Jimenez
3405 Beth Drive
Mesquite, Texas 75150

CC: 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: H2024-021; COA for 406 Williams Street

Zenon:

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 September 19, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

- (1) The applicant provides a new site plan showing conformance to the setback requirements of a *Sports Court*.
- (2) Any construction resulting from the approval of this request shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Historic Preservation Advisory Board

On September 19, 2024 the Historic Board approved a motion to approve the Certificate of Appropriateness (COA) by a vote of 4-1, with Board Member McNealy dissenting and with Board Members Freed and Miller absent.

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

Sincerely,

Bethany Ross, *Planner*
City of Rockwall Planning and Zoning Department