

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JANUARY 19, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(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.

(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 June 16, 2022 Historic Preservation Advisory (HPAB) meeting.

(2) Approval of Minutes for the July 21, 2022 Historic Preservation Advisory (HPAB) meeting

(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.

(3) **H2023-001 (HENRY LEE)**

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 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.

(V) 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.

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

(VI) 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, Sarah Chapin, 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 January 13, 2023 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 16, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER
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4 **Chairman Jay Odom brought the meeting to order at 6:01 PM. Board members present were Sarah Freed, Marci Hall, Beverly Bowlin, and Brad Adams. Absent from the meeting were Board members Alma McClintock and Tiffany Miller.**

6
7 II. OPEN FORUM
8

9 *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.*

14 **Chairman Odom explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Chairman Odom closed the open forum.**

17 III. CONSENT AGENDA

18 *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.*

- 21 1. Approval of Minutes for the May 19, 2022 Historic Preservation Advisory (HPAB) meeting.

23 **Board Member Freed made a motion to approve the consent agenda. Board Member Hall seconded the motion which passed by a vote of 5-0.**

25 IV. PUBLIC HEARING ITEMS

27 *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.*

- 32 2. **H2022-010 (BETHANY ROSS)**

33 Hold a public hearing to discuss and consider a request by Blas and Ana K. Mejia for the approval of a Certificate of Appropriateness (COA) for a front yard fence on a Medium Contributing Property being a 0.263-acre parcel of land identified as Lot 1, Block 6, 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 502 Kernodle Street, and take any action necessary.

38 **Planner Bethany Ross provided a brief summary in regards to the request. The applicant is proposing to construct a 40-inch tall white alternating picket fence along the southwest and property line. Along the west property line, the applicant is proposing a small door to open up the existing sidewalk that leads to the side entry of the home. Along the north property line, the applicant is proposing another small door to open out to the existing sidewalk that leads up to the second entry. Planner Ross advised that approval of a COA is a discretionary decision for the HPAB. IF the Board approves the COA tonight, a recommendation will be forwarded to the Planning and Zoning Commission for the approval of an exemption to allow a front yard fence. Staff mailed out 25 notices to property owners and occupants within 200-feet of the subject property.**

46 **Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward. There being no one indicating such, Chairman Odom closed the public hearing and brought the item back to the Board for discussion or action.**

49 **Board Member Adams made a motion to approve H2022-010. Board Member Freed seconded the motion which passed by a vote of 5-0.**

- 51 3. **H2022-011 (RYAN MILLER)**

52 Hold a public hearing to discuss and consider a request by Tim Herriage for the approval of a Certificate of Appropriateness (COA) for the demolition of an accessory building on a High Contributing Property being a 0.7096-acre parcel of land identified as Lot 1-R, Block 2, Buttgen 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 501 Kernodle Street, and take any action necessary.

57 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is requesting approval of a COA to remove a greenhouse on the subject property. He added that it really doesn't have any original value to the historic home. Director Miller advised that approval of a COA is a discretionary decision for the HPAB. Staff mailed out notices to property owners and occupants within 200-feet of the subject property.**

62 **Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward. There being no one indicating such, Chairman Odom closed the public hearing and brought the item back to the Board for discussion or action.**

65 Board Member Freed made a motion to approve H2022-011. Board Member Adams seconded the motion which passed by a vote of 5-0.

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67 4. H2022-012 (HENRY LEE)

68 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
69 demolition of existing accessory buildings, the construction of a guest quarters/detached garage, and expanding the driveway on a *Low Contributing*
70 *Property* being a 0.7379-acre parcel of land identified as Block 105A-1, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-
71 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.

72
73 Planner Henry Lee provided a brief summary in regards to the request. The applicant is proposing to demolish five (5) structures and landscape
74 features, construct a new guest quarters and detached garage, and pave a larger driveway. They have indicated that the under roof area to be
75 demolished is approximately 1,521 square-feet and the approximate total demolition area is 4,637 square-feet. To replace the demolished
76 structures, the applicant is requesting to construct a 30x50 or 1,500 square-foot guest quarter/detached garage. While the scope of work for the
77 demolition is in conformance with the UDC guidelines, the proposed guest quarters and driveway do not appear to meet the Historic
78 Preservation guidelines of the UDC. However, the proposed project does not appear to impair the historic integrity of the property nor will it
79 negatively impact the adjacent properties. However, this is a discretionary decision for the Historic Preservation Board. If the Board chooses to
80 approve this then the applicant will have to go to Planning and Zoning due to the size of the structure exceeding maximum requirements of the
81 district. Staff mailed out 28 notices to property owners and occupants within 200-feet of the subject property. Planner Lee then advised that the
82 applicant and staff were present and available for questions.

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84 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward. There being no one indicating such,
85 Chairman Odom closed the public hearing and brought the item back to the Board for discussion or action.

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87 Chairman Odom asked the applicant to come forward.

88
89 Mark Combs
90 401 S. Clark Street
91 Rockwall, TX 75087

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93 Mr. Combs came forward and provided additional details in regards to his request.

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95 After lengthy discussion between the applicant and the Board, Board Member Adams made a motion to approve H2022-012. Board Member
96 Freed seconded the motion which passed by a vote of 5-0.

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98 5. H2022-013 (HENRY LEE)

99 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 construction of a
100 guest quarters/detached garage on a *Low Contributing Property* being a 0.7379-acre parcel of land identified as Block 105A-1, B. F. Boydston Addition,
101 City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed
102 as 401 S. Clark Street, and take any action necessary.

103
104 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a small matching grant as well and they are a
105 contributing property so they are eligible for up to \$1000 for the small matching grant. Planner Lee advised that this was a discretionary
106 decision for the Board.

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108 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward. There being no one indicating such,
109 Chairman Odom closed the public hearing and brought the item back to the Board for discussion or action.

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111 Board member Freed made a motion to approve H2022-013. Board member Hall seconded the motion which passed by a vote of 5-0.

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113 6. H2022-014 (HENRY LEE)

114 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 construction
115 of a guest quarters/detached garage on a *Low Contributing Property* being a 0.7379-acre parcel of land identified as Block 105A-1, B. F. Boydston Addition,
116 City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed
117 as 401 S. Clark Street, and take any action necessary.

118
119 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a building permit fee waiver as well and the
120 estimated project cost is \$115,050. Based on the different permits that they would need to pay for the project, the estimated cost for the fee
121 waiver is \$1063.75. Planner Lee advised that this was a discretionary decision for the Board.

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123 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward. There being no one indicating such,
124 Chairman Odom closed the public hearing and brought the item back to the Board for discussion or action.

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126 Board member Freed made a motion to approve H2022-014. Chairman Odom seconded the motion which passed by a vote of 5-0.

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128 V. DISCUSSION ITEMS

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130 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases*
131 *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*
132 *when these items are considered for action by the Historic Preservation Advisory Board.*

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

Planning and Zoning Director Ryan Miller indicated that there was only one update regarding an appeal that was requested at the last meeting. The City Council did review it and decided that the Historic Board did not error in their decision. Ultimately, that case and the Certificate of Appropriateness was denied.

VI. ADJOURNMENT

Chairman Odom adjourned the meeting at 7:08 pm

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY OF _____ 2022.

BEVERLY BOWLIN, BOARD MEMBER

ATTEST: SARAH CHAPIN, PLANNING COORDINATOR

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JULY 21, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER
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4 Chairman Jay Odom brought the meeting to order at 6:01 PM. Board members present were Sarah Freed, Marci Hall, Alma McClintock, Tiffany
5 Miller, and Brad Adams. Absent from the meeting was Board member Beverly Bowlin. Staff members present were Planners Henry Lee and
6 Bethany Ross. Absent from the meeting was Director of Planning and Zoning Ryan Miller and Planning Coordinator Angelica Gamez.
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8 II. OPEN FORUM
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10 *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*
11 *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*
12 *raised during the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during*
13 *the meeting per the Texas Open Meetings Act.*
14

15 Chairman Odom explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no
16 one coming forward to speak Chairman Odom closed the open forum.
17

18 III. CONSENT AGENDA

19 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code*
20 *(UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*
21

22 1. Approval of Minutes for the June 16, 2022 Historic Preservation Advisory (HPAB) meeting.
23

24 Board member Adams made a motion to approve the consent agenda. Board member McClintock seconded the motion which passed by a vote
25 of 6-0.
26

27 IV. PUBLIC HEARING ITEMS
28

29 *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,*
30 *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*
31 *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*
32 *speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*
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34 2. H2022-015 (BETHANY ROSS)

35 Hold a public hearing to discuss and consider a request by Blas and Ana K. Mejia for the approval of a Small Matching Grant for a front yard fence on a
36 Medium Contributing Property being a 0.263-acre parcel of land identified as Lot 1, Block 6, Farmer & Merchants Addition, City of Rockwall, Rockwall
37 County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 502 Kernodle Street, and
38 take any action necessary.
39

40 Planner Bethany Ross provided a brief summary in regards to the request. Previously the Board had approved a COA for the applicant to
41 construct a 40-inch, white alternating picket fence. Today the applicant is requesting a small matching grant of \$1,000.00 to help with the cost of
42 the fence materials. The total valuation of the project provided by the applicant is \$3,324.70, therefore qualifying the applicant of up to \$1,000
43 small matching grant. However, approval of a small matching grant is a discretionary decision for the Board. On July 7, 2022, staff mailed out 25
44 notices to property owners and occupants within 200-feet of the subject property and received one notice back in favor of the applicant's
45 request.
46

47 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one indicating
48 such, Chairman Odom closed the public hearing and brought the item back to the Board for discussion or action.
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50 After brief discussion, Board member McClintock made a motion to approve item H2022-015. Board member Adams seconded the motion which
51 passed by a vote of 6-0.
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53 V. DISCUSSION ITEMS
54

55 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases*
56 *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*
57 *when these items are considered for action by the Historic Preservation Advisory Board.*
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59 3. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)
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61 Planner Henry Lee indicated that there are currently no ongoing historic projects.
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63 VI. ADJOURNMENT
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Chairman Odom adjourned the meeting at 6:08 pm

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY
OF _____ 2022.

BEVERLY BOWLIN, BOARD MEMBER

ATTEST: SARAH CHAPIN, PLANNING COORDINATOR



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: January 19, 2023

APPLICANT: Fernando Hernandez

CASE NUMBER: H2023-001; *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 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 in 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 also 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 rezone 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

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of removing the existing garage doors and enclosing the garage, installing two (2) new windows, and replacing the existing windows on the single-family home.

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 R2U (*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 R2U (*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 R2U (*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 remodeling the interior of the existing single-family home. As part of this project they are proposing to replace all of the existing windows of the home and enclose the two (2) car garage. The proposed building elevations provided by the applicant indicate that the garage doors will be removed and the openings will be enclosed using brick. Furthermore, the applicant is proposing to paint the brick, and install two (2) windows to provide ingress/egress to the enclosed space. Staff should note that the applicant commenced with the work prior to submitting or receiving a Certificate of Appropriateness (COA) or a building permit. This was referred to staff by the Neighborhood Improvement Services (NIS) Division of the City after a *Stop Work Order* was issued to the applicant. Currently, it appears that the windows have not been replaced, but the garage doors have been removed.

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*.

In reviewing the applicant's request against Section 07, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) the following guidelines apply:

(1) *Building Standards*.

- (a) Windows. According to Section 07(C)(7), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(t)he overall relationship of 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 this case, the proposed building elevations appear to indicate that the size, width, and height are complimentary to the existing windows; however, with regard to the new windows added to the proposed garage enclosure, two (2) windows are required to meet the requirements of the building code, which calls for two (2) points of ingress/egress. Staff should note, that the existing windows appear to be aluminum framed, which is consistent with the time period of the home. That being said, the applicant has not indicated the framing type for the proposed windows, and vinyl windows are typical in current construction. If the applicant chooses to utilize vinyl windows, this would make the new windows atypical with the time period the home was constructed. Section 07(C)(7) continues by stating that the door and window “... 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 replacement of the garage doors with the proposed additional windows is not of a typical style for the structure or compatible with the neighboring historic buildings, especially those of *Contributing* status in the historic district.
- (b) Building Facades and Materials. According to Section 07(C)(6), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), “(m)aterials, structural and decorative elements and the manner in which they are used...should be typical of the style and period of the existing structure.” Based on the building elevations provided by the applicant the garage doors are being replaced with a like and kind sized brick that should generally match the existing brick on the home. That being said, Section 07(C)(6) continues by stating, “(n)ew additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures.” As stated previously the removal of the garage doors for the purpose of creating livable air-conditioned space is not of a typical style or visually compatible with the neighboring historic buildings that have attached garages.
- (c) Paint and Color. According to Section 07(M), of Appendix D, *Historic Preservations Guidelines*, of the Unified Development Code (UDC) “(b)rick, stone or other naturally or historically unpainted materials should not be painted unless the material has been painted before.” In this case, the existing home has been previously painted and does not require the approval of the Historic Preservation Advisory Board (HPAB); however, the applicant has indicated to staff that they intend to paint the existing home and the new brick white, to create a consistent and updated look. Staff should note that the HPAB does not have discretion over this aspect of the case, unless, as mentioned previously, the material has not been painted before; however, the *Historic Preservation Guidelines* discourage “(f)lorescent and metallic colors.”

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 ...” That being said, the Historic Preservation Advisory Board (HPAB) is being tasked with determining whether the applicant’s scope of work (*i.e. window replacement and enclose the two (2) car garage*) is in conformance with the guidelines contained in the Unified Development Code (UDC), and if the work appears to impair the historical integrity of the subject property or if it will negatively impact any of the adjacent properties. Requests for Certificate of Appropriateness (COA) are discretionary decisions for the Historic Preservation Advisory Board (HPAB).

NOTIFICATIONS

On January 9, 2023, staff mailed 16 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 ONLY

CASE NUMBER: H2023-001

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 street Rockwall TX 75087

SUBDIVISION LOT B BLOCK 5

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 Ridge Hollow Road
 Heath, TX
 PHONE 469 853 0400
 E-MAIL Clay@Shipman-Fire.Com

APPLICANT(S) NAME Fernando Hernandez
 ADDRESS 6800 Arapaho rd #1030
 Dallas TX 75248
 PHONE 469 251 9374
 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: add island in kitchen / add study in garage

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE): \$ 25k

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.

Remove old panel wood walls and add sheetrock / add island in kitchen / add study in garage / paint interior and exterior / replace windows / add R15 walls - insulation and R30 in attic / Up Dated exterior Flower Beds

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



406



406

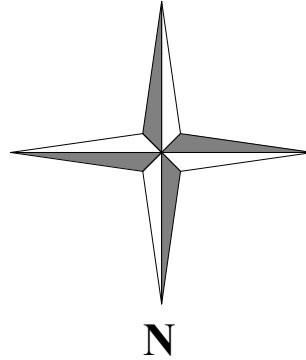
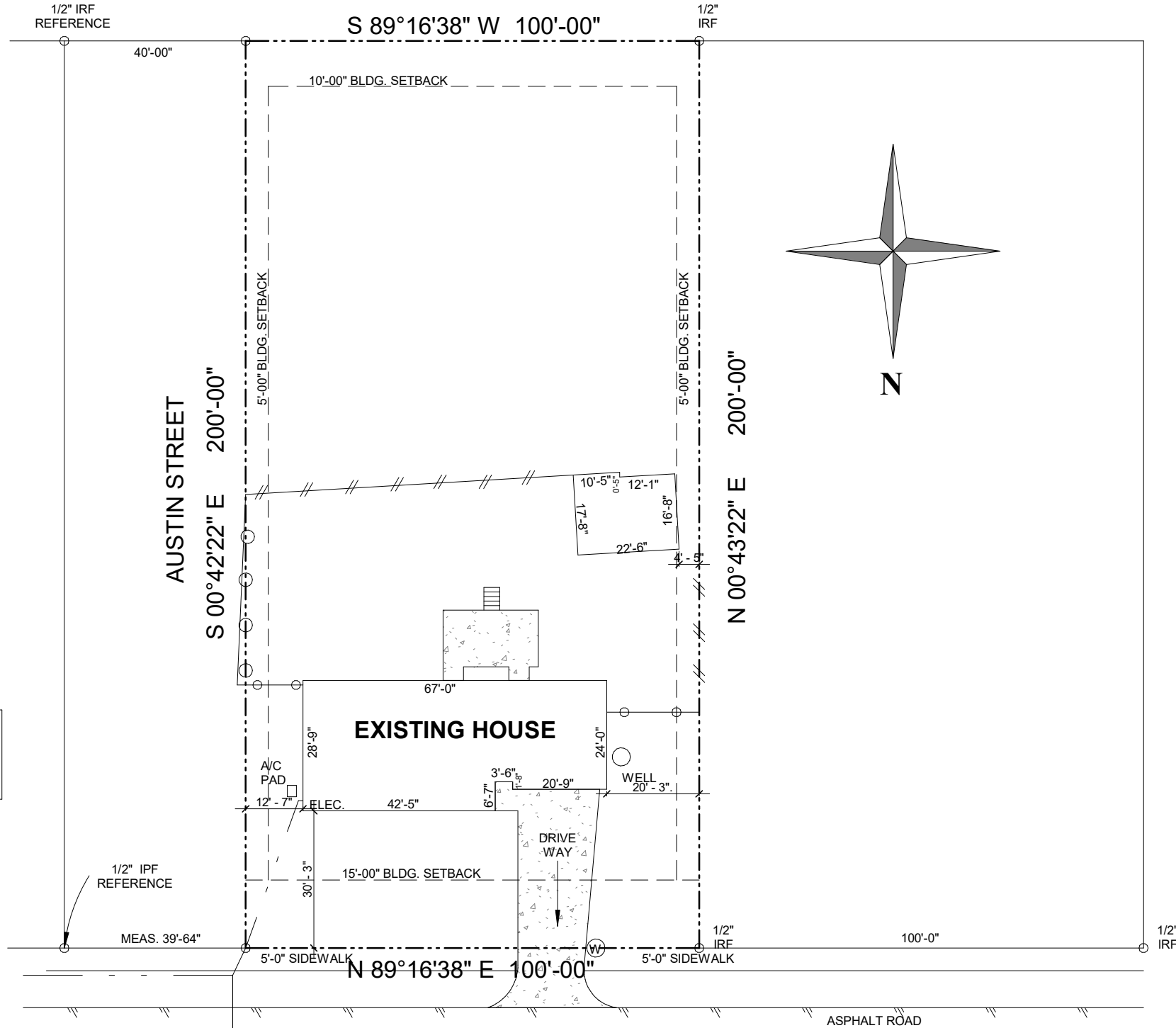
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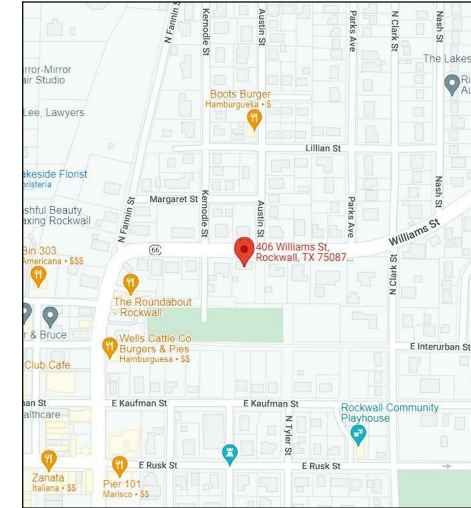
2406

JUN 25 2003

PLATTED 20' R.O.W.
(UNIMPROVED)



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%

1 Site Plan
1" = 30'-0"

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



Xavier Chapa
12/12/2022

XAVIER CHAPA ENGINEERING/SURVEYING
FIRM NO F-9156



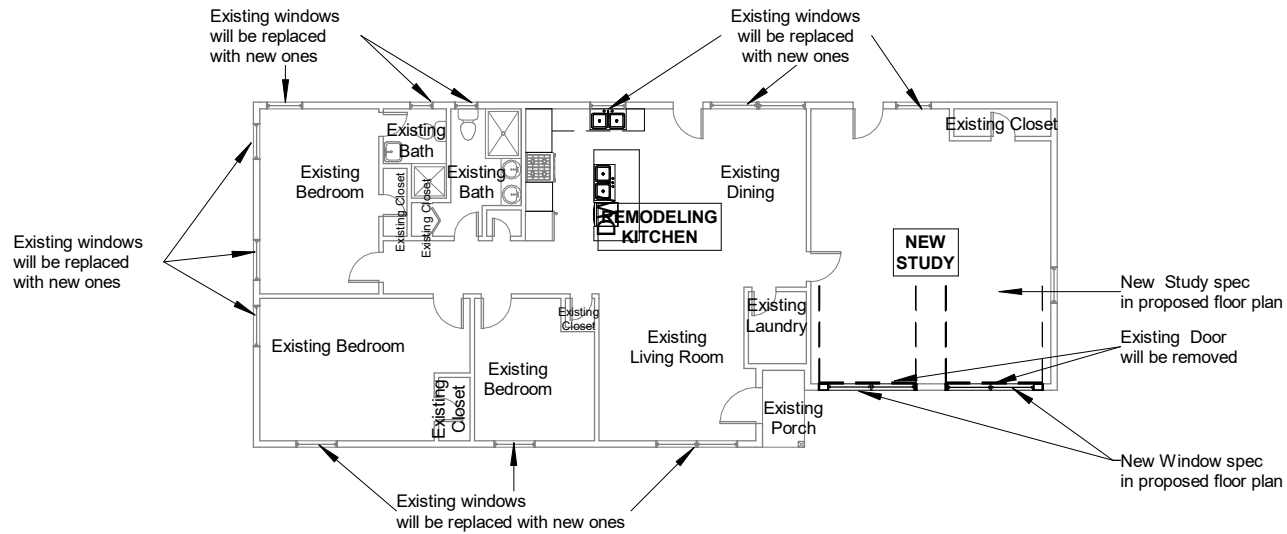
THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, HVAC, AND 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, 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, TRACING, 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

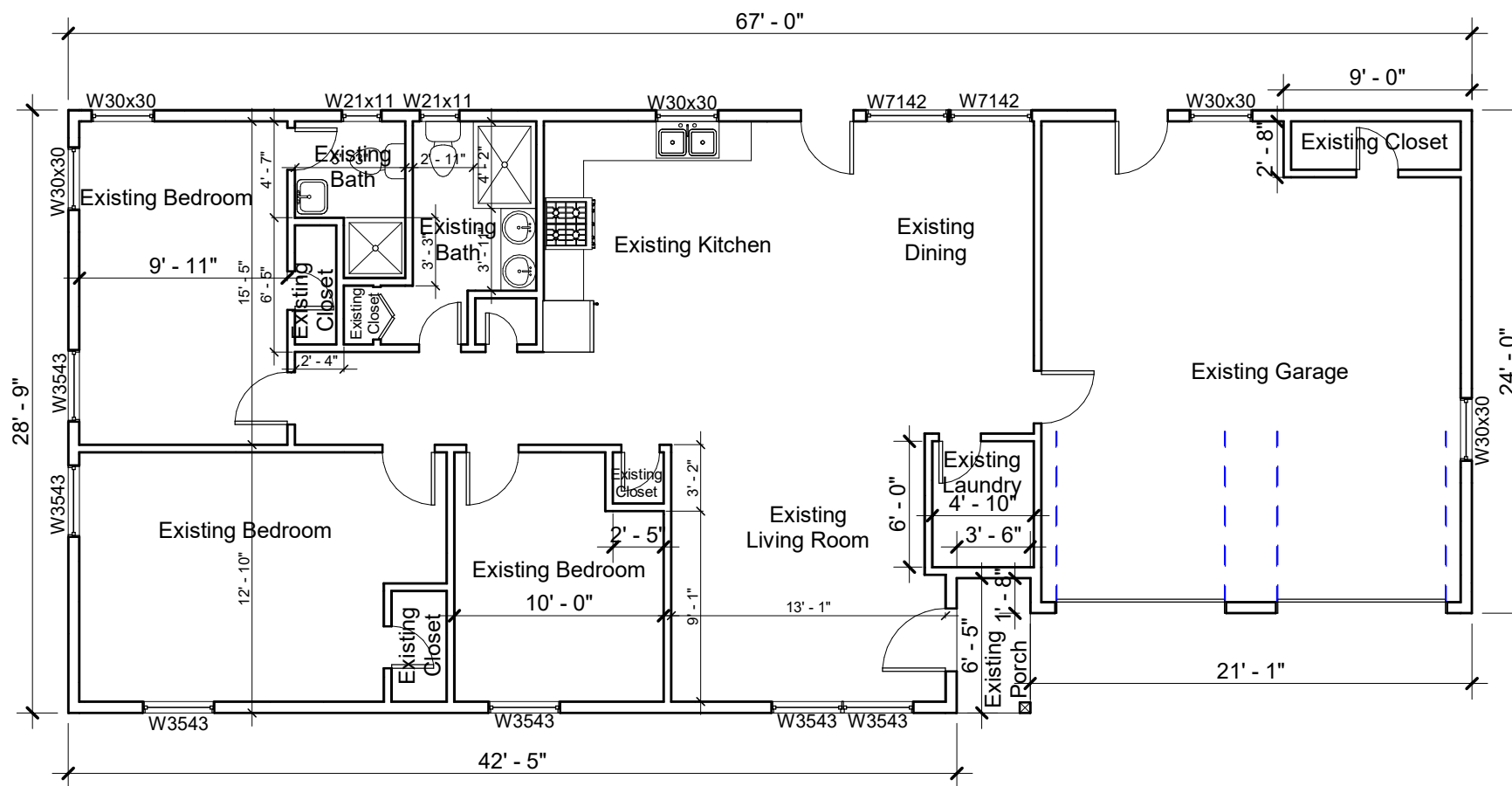
SITE PLAN

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



1 Demo

1/16" = 1'-0"



2 Existing Floor Plan

1/8" = 1'-0"



Xavier Chapa
12/12/2022

XAVIER CHAPA ENGINEERING/SURVEYING
FIRM NO F-9156



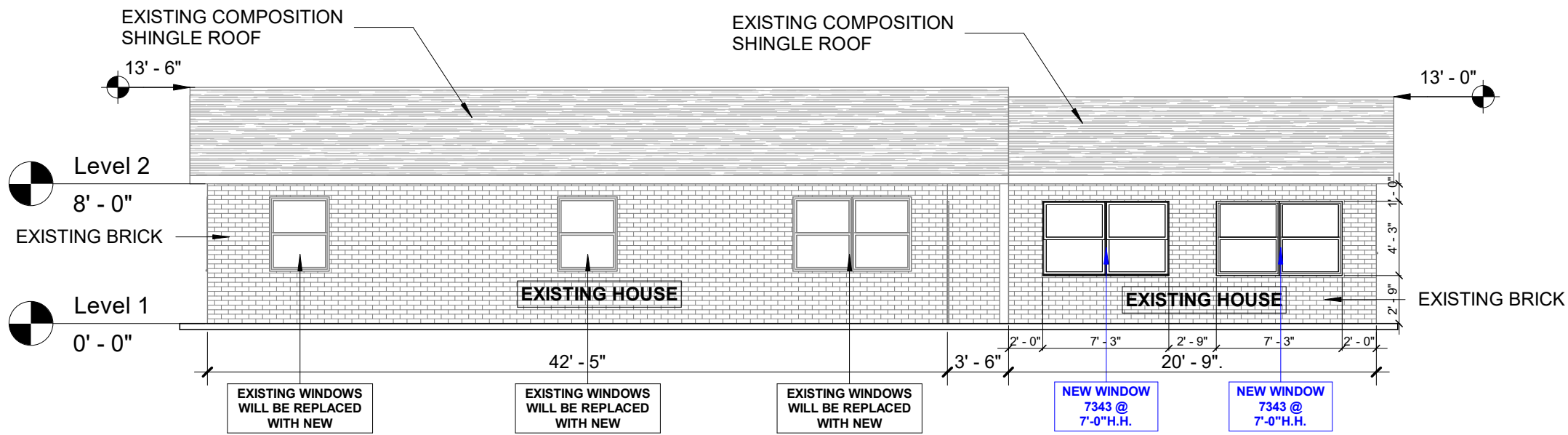
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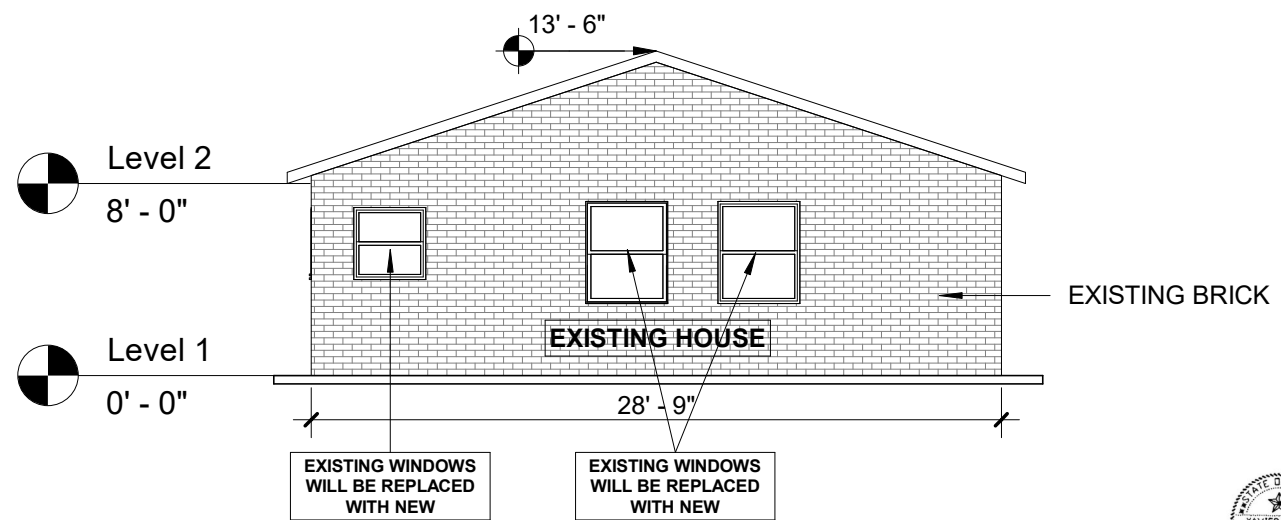
EXISTING FLOOR PLAN

Project number:
Date: 12/12/2022 Scale As indicated
Drawn by: Projects & Construction Araque



1 Front Elevation

1/8" = 1'-0"



2 Left Elevation

1/8" = 1'-0"



Xavier Chapa
12/12/2022

XAVIER CHAPA ENGINEERING/SURVEYING
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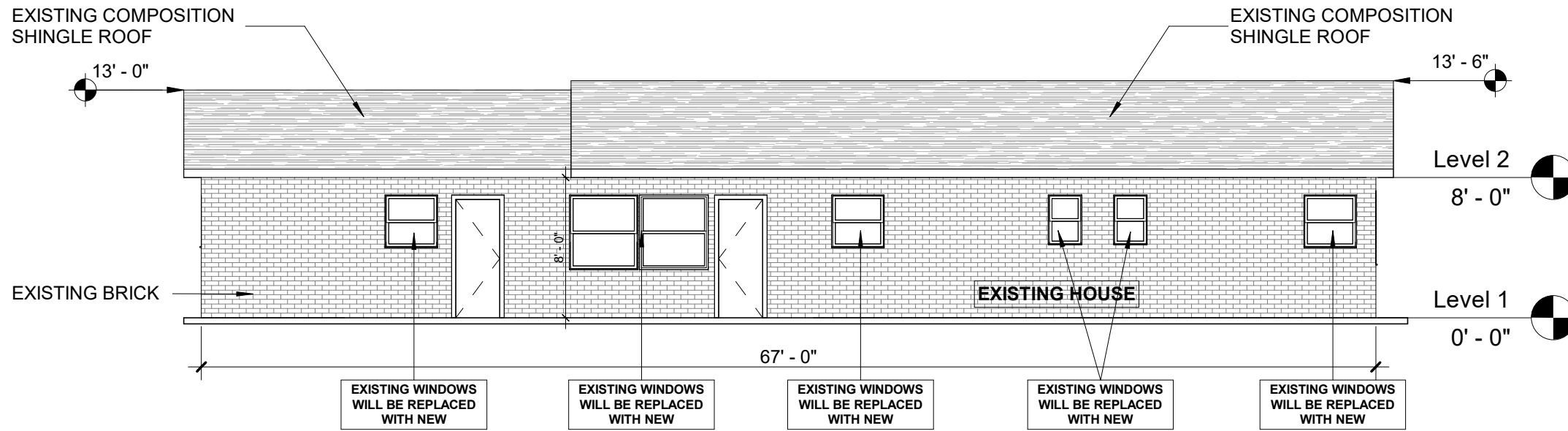
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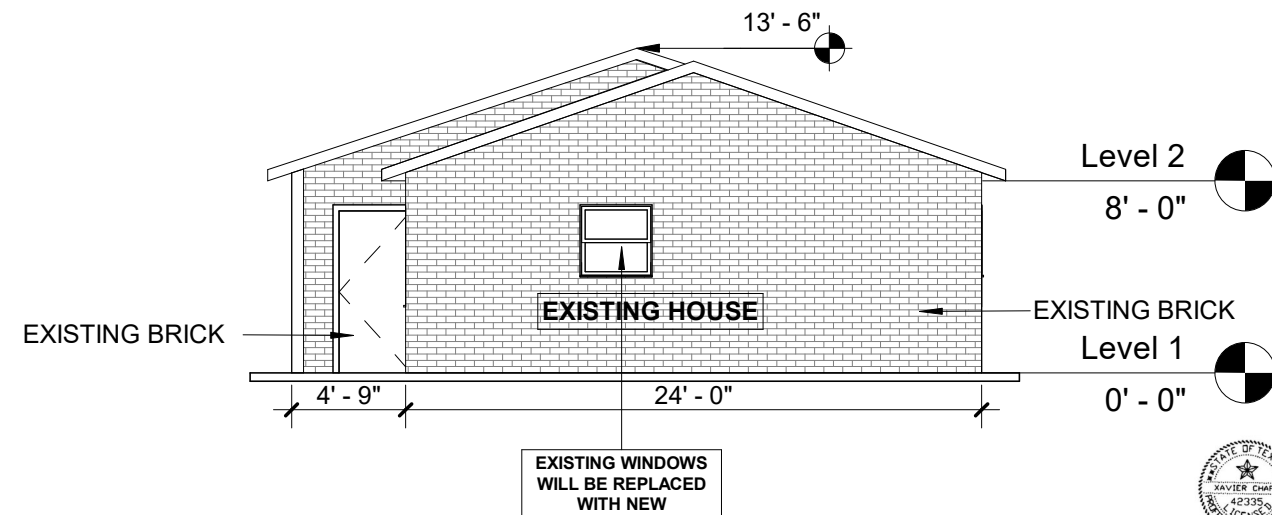
ELEVATIONS

Project number:	
Date: 12/12/2022	Scale 1/8" = 1'-0"
Drawn by: Projects & Construction Araque	



1 Rear elevation

1/8" = 1'-0"



2 Right Elevation

1/8" = 1'-0"



Xavier Chapa
12/12/2022

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FIRM NO F-9156



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6.1