

AGENDA
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 21, 2019
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the December 20, 2018 Historic Preservation Advisory Board (HPAB) meeting.

PUBLIC HEARING ITEMS

2. **H2019-001 (Korey)**

Hold a public hearing to discuss and consider a request by Mike and Sonja West for a Certificate of Appropriateness (COA) for modifications to a Landmarked property being a 0.7450-acre parcel of land, identified as Lot 3, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 912 N. Goliad Street, and take any action necessary.

3. **H2019-002 (Korey)**

Hold a public hearing to discuss and consider a request by Mary Ann Ryan for the approval of a Certificate of Appropriateness (COA) allowing the replacement of an existing roof on a High-Contributing property identified as Lots 7 & 8, Block A, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District and the Old Town Rockwall (OTR) Historic District, addressed as 402 Munson Street, and take any action necessary.

DISCUSSION ITEMS

4. Update from Historic Preservation Officer (HPO) regarding historic projects. **(Ryan)**

ADJOURNMENT

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, Laura Morales, Planning and Zoning Coordinator of 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 the 15th day of February 2019 at 5:00 p.m., 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
Council Chambers
December 20, 2018
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Chairman Nichols at 6:00 p.m. Board members present were Dick Clark, Maurice Thompson, and Jay Odom. Absent from the meeting was Board members Mike Mishler, Beverly Bowlin and Carolyn Francisco. Staff members present were Planning Director, Ryan Miller, Planner, Korey Brooks and Planning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. Approval of Minutes for the November 15, 2018 Historic Preservation Advisory Board (HPAB) meeting.

Chairman Nichols made a motion to approve the consent agenda. Board member Thompson seconded the motion which passed by a vote of 4-0 with Board members Francisco, Bowlin and Mishler absent.

III. PUBLIC HEARING ITEMS

2. H2018-022

Hold a public hearing to discuss and consider a request by Jarod B. Wicker of RGC's Over-Hauling on behalf of James and Peggy Ricketts for a Certificate of Appropriateness (COA) for an exterior fence replacement on a *High-Contributing Property* zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 401 N. Fannin Street, further identified as Lot C, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The applicant is requesting the approval of a Certificate of Appropriateness in conjunction with a Building Permit Fee Waiver and a Small Neighborhood Matching Grant. The subject property is recognized as a High-Contributing Property, which indicates the property retains a high degree of architectural and physical integrity, and possesses strong associations with regard to the structures' historic context. The home is approximately 2,447 square feet, and based on the 2017 Historic Resources Survey the main area was considered to have been constructed in the Folk Victorian style in 1905.

Mr. Brooks further noted that on June 16, 2016, the Historic Preservation Advisory Board approved a COA to allow renovations and expansion of the existing home on the subject property. On September 21, 2017, staff initiated a Reconsideration of Contributing Status request after reviewing the progress of the renovation and recognizing that the High Contributing designation may no longer be appropriate for the property. Following a review, the Board passed a motion to allow the subject property to maintain its High-Contributing designation. As the renovations near completion, the applicants would like to repair/replace the existing fence. Currently, there is picket fence that is 208-foot long and three feet in height. The applicant is proposing to replace the fence and to match the size, style, and color of the existing fence. In addition, the applicant would like to add two sliding gates at the entrance of the 'u-shaped' driveway which has two entrances from the street forming a 'U' on the subject property. According to the applicants, when the gate is closed, it will appear as an extension of the picketed fence and when the gate is opened, the two gates will slide inward toward the center of the two drive entrances.

According to the Unified Development Code, fences requiring a fence/building permit are required to be reviewed by the Historic Preservation Advisory Board. The Unified Development Code further states that any 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. In this case, the applicant is proposing to match the existing fence. When analyzing the applicant's request to allow replacement of the exterior fence, the proposed fence does conform to the design guidelines and matches the present style and color of the existing fence. Given the applicant's scope of work, this request conforms to the development standards stipulated in the UDC and approval of this request does not appear to negatively impact the historic integrity of the subject property or neighboring properties.

Mr. Brooks advised the Board that the applicant was present and available for questions as well as staff.

Chairman Nichols asked the reason the request has to come before the Board since they are replacing the fence with like materials. Mr. Brooks stated it was due to a permit being required for the fence being replaced and the UDC indicates when there is a permit it has to come before the Board.

Chairman Nichols opened up the public hearing and asked the applicant to come forward.

Jarod Wicker
4607 County Road
Royse City, TX

Mr. Wicker came forward and shared that the reason for replacement of the fence is due to a number of the wooden posts are beginning to rot and decay and to comply with the current code they will have to use steel posts.

Chairman Nichols asked if anyone wished to speak to come forward and do so, there being no one indicating such Chairman Nichols closed the public hearing and brought the item back to the Board for discussion or a motion.

Chairman Nichols made a motion to approve H2018-022 with staff recommendations. Board member Clark seconded the motion which passed with a vote of 4-0 with Board members Francisco, Bowlin and Mishler absent.

3. H2018-023

Hold a public hearing to discuss and consider a request by Jarod B. Wicker of RGC's Over-Hauling on behalf of James and Peggy Ricketts for a building permit fee waiver for a *High-Contributing Property* zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 401 N. Fannin Street, further identified as Lot C, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.

Senior Planner, Korey Brooks, shared that the applicant is requesting a building permit fee waiver for the installation of the fence. For a residential property to be eligible for the Building Permit Fee Waiver/Reduction Program, the property must be located within the Old Town Rockwall Historic District or the Southside Residential Neighborhood Overlay District and involve a minimum investment of \$5,000.00 that is associated with the rehabilitation or restoration of a property. Properties classified as Contributing are eligible for a full waiver of building permit fees and properties classified as Non-Contributing are eligible for a reduction in permit fees of up to 50%. Based on the applicant's scope of work and the estimated valuation of \$9,000 for the replacement, the permit fees would be \$35.00. Should the Historic Preservation Advisory Board approve the request, the applicants would be eligible for a 100% reduction of building permit fees, which would equate to \$35.00.

Mr. Brooks advised the Board that the applicant was present and available for questions as well as staff.

Chairman Nichols asked if anyone wished to speak to come forward and do so, there being no one indicating such Chairman Nichols closed the public hearing and brought the item back to the Board for discussion or a motion.

Board member Clark made a motion to approve H2018-023 with staff recommendations. Board member Thompson seconded the motion which passed with a vote of 4-0 with Board members Francisco, Bowlin and Mishler absent.

4. H2018-024

Hold a public hearing to discuss and consider a request by Jarod B. Wicker of RGC's Over-Hauling on behalf of James and Peggy Ricketts for a Small Matching Grant for an exterior fence replacement on a *High-Contributing Property* zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 401 N. Fannin Street, further identified as Lot C, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The applicant is requesting the approval of a Small Matching Grant. In order for a Contributing Property to be eligible for the Small Neighborhood Matching Grants Program, the proposed project must include improvements to the exterior of the property visible to the street such as landscaping, replacing windows, painting, etc. Based on the applicant's scope of work, and the estimated valuation of approximately \$9,000.00 for the entire project, the fence repair/replacement and the painting of the fence would qualify for a matching grant of up to \$1,000.00. As of December 13, 2018, the Historic Preservation Advisory Board has approved one small matching grant for FY2019. Should the request be approved, the Small Neighborhood Matching Grant funds would be reduced to \$4,000.00.

Mr. Brooks advised the Board the applicant was present and available for questions as well as staff.

Chairman Nichols asked if anyone wished to speak to come forward and do so, there being no one indicating such Chairman Nichols closed the public hearing and brought the item back to the Board for discussion or a motion.

Board member Clark made a motion to approve H2018-024 with staff recommendations. Board member Odom seconded the motion which passed with a vote of 4-0 with Board members Francisco, Bowlin and Mishler absent.

5. H2018-025

Hold a public hearing to discuss and consider a request by Kevin Lefere for the approval of a Certificate of Appropriateness (COA) allowing the construction of a new office building on a *Non-Contributing Property* identified as Block 26, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50), situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 205 & W. Heath, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The applicant has submitted an application requesting a Certificate of Appropriateness for the purpose of constructing a medical office building on a Non-Contributing property that is located in Planned Development District 50. The applicant is proposing to construct a 2,953 square foot medical office building on a vacant, Non-Contributing property located within the North Goliad Corridor Overlay District. Since this district is one of the main entry points into the City, additional development standards are required in order to protect the scenic and historic qualities of the district. Staff should note, a medical office building is permitted by-right within the district and this building will be utilized as a chiropractic office. The submitted site plan and building elevations propose a two story 30 feet in height Craftsman-style building clad with hardie board and brick. Additionally the applicant is proposing to utilize a vertical board and batten style façade and incorporate Craftsman style architectural elements. The applicant states the reason for choosing a Craftsman-style architecture is to blend with the recently approved site plan for an office building on the adjacent property to the south.

The Unified Development Code, requires that all development within the overlay district be historic architectural styles such as Bungalow, Cottage, Craftsman, Folk Victorian, or Queen Anne styles. Additionally, the Unified Development Code states that the height of new construction shall not exceed 36-feet and shall utilize elements common to the district such as cladding, roofing material, roof structure, and ornamentation. The existing pattern of building facades should be incorporated into new developments and utilize a residential roof type such as gable, hip, gambrel, etc. All decorative fixtures, awnings, signs, and lighting shall be integrated with other design elements. All new construction within the North Goliad Corridor Overlay District shall submit proposed building elevations to the Historic Preservation Advisory Board to review and make recommendations to the Planning and Zoning Commission. Should this request be approved, the applicant would be required to submit a site plan to the Planning and Zoning Commission. Additionally, the Unified Development Code states that the Historic Preservation Advisory Board must approve an application for a Certificate of Appropriateness 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 the UDC.

Mr. Brooks further noted that when analyzing the applicant's request to construct a medical office building, the proposed elevations seem to conform to all of the above design guidelines stipulated for the North Goliad Corridor Overlay District. Approval of this request does not appear to negatively impact the historical integrity of the neighboring properties; however, this is a discretionary decision for the Historic Preservation Advisory Board.

Mr. Brooks advised the Board that the applicant was present and available for questions as well as staff.

Chairman Nichols asked if the request would go before the Architectural Review Board. Mr. Brooks indicated that the next step once it goes through the Historic Board it would go through the site plan process which would include review by the Architectural Review Board.

Chairman Nichols opened up the public hearing and asked the applicant to come forward.

Kevin Lefere
3117 Stoney Hollow Lane
Rockwall, TX

Mr. Lefere came forward and provided additional details pertaining to the request. He shared that a lot of the articulation of the building was based on the articulation with the building on the adjoining lot that was recently approved.

Chairman Nichols asked if they will be seeing a waiver to the 80% masonry requirement. Mr. Brooks indicated that the North Overlay Corridor allows for the material that the applicant is presenting therefore no variance is needed.

Chairman Nichols asked what roofing material they were going to do as two different options were provided by the applicant, one being for a composite shingles and metal. Mr. Lefere indicated that some of the gables that come out over the entrances will likely be stain and seam and the majority of the roof will be composite shingles.

Chairman Odom asked what material the windows would be. Mr. Lefere indicated they would be vinyl with wood plaid on them.

Chairman Nichols asked if anyone wished to speak to come forward and do so, there being no one indicating such Chairman Nichols closed the public hearing and brought the item back to the Board for discussion or a motion.

Chairman Nichols made a motion to approve H2018-025 with staff recommendations. Board member Thompson seconded the motion which passed with a vote of 4-0 with Board members Francisco, Bowlin and Mishler absent.

241 IV. DISCUSSION ITEMS
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243

- 244 6. Update from Historic Preservation Officer (HPO) regarding historic projects.
245

246 Planning Director, Ryan Miller, shared that currently staff is in between projects as the
247 Comprehensive Plan was recently approved and staff will be beginning the implementations of
248 that plan, however staff will be working on projects to bring before the Board.
249

250 V. ADJOURNMENT
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252 Chairman Nichols adjourned the meeting at 6:20 p.m.
253
254
255

256 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE
257 CITY OF ROCKWALL, TEXAS, THIS THE _____ DAY OF _____ 2018.
258
259

260 _____
261 *DANIEL NICHOLS, CHAIRMAN*
262
263

264 _____
265 *ATTEST: LAURA MORALES, PLANNING COORDINATOR*
266



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: February 21, 2019
APPLICANT: Mike and Sonja West
CASE NUMBER: H2019-001; 912 N. Goliad Street

SUMMARY

Hold a public hearing to discuss and consider a request by Mike and Sonja West for a Certificate of Appropriateness (COA) for modifications to a Landmarked property being a 0.7450-acre parcel of land, identified as Lot 3, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 912 N. Goliad Street, and take any action necessary.

BACKGROUND

The subject property is a Landmarked property situated within the North Goliad Corridor Overlay (NGC OV) District, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, and is addressed as 912 N. Goliad Street. The subject property was annexed before 1959 and in 2007, the City Council approved Ordinance No. 07-43 establishing the property as a Landmarked property. The existing home is approximately 2,700 SF, and is commonly referred to as the “Austin-Stacey Home”. According to the Rockwall Historic Resources Survey, the home was constructed in 1893 and is characteristic of Colonial Revival architecture. Previous alterations to the home include replacing the doors and façade materials. The home is two (2) stories in height, clad with vinyl siding, and has a detached garage and swimming pool that were constructed in 1996 and 2002. Landmarked properties are “...properties or structures not contiguous or part of the existing historic district; however, the property is deemed worth preserving due to its historic significance...” In this case, the home is historically significant due to its previous occupants. The original owner of the home was Mr. “Captain” Austin, who was the first elected tax collector and sheriff in Rockwall County. Later he became elected to the State Legislature and owned businesses in Rockwall until around 1938.

On September 20, 2018, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [Case No. H2018-017] allowing a single-family home to be converted to a residential-office building. The applicants stated their intent to relocate their real estate business (*i.e.* Citywide Real Estate and Property Management Company) and did not propose to make any additional changes to the exterior. Since the structure was being converted from a single-family home to a residential-office building, a parking lot with screening was required to be constructed before the applicants would be granted a Certificate of Occupancy (CO), allowing the business to operate in the office building. On November 27, 2018, the Planning and Zoning Commission approved a site plan for the required parking lot, which has not been constructed. In January 2019, staff was made aware that the applicants had been operating without constructing the parking lot or obtaining a Certificate of Occupancy (CO). In response to this, staff advised the applicants to apply for a Temporary Certificate of Occupancy (TCO), which would allow the business to continue to operate on a temporary basis (*i.e.* 30 days) until the parking lot could be constructed. On January 7, 2019, the applicants submitted an application for a Temporary Certificate of Occupancy (TCO). The TCO was never picked up by the applicants; however, the business continued to operate. Staff notified the applicants that a TCO is not valid until it is picked up from the Building Inspections Department. In response, the applicants picked

up the TCO on February 13, 2019 (*i.e. 44 days after submitting an application*). The applicants have been given 30-days to bring the property into compliance (*i.e. submit engineering plans, construct a parking lot, and apply/be approved for a Certificate of Occupancy*).

PURPOSE

The applicants are requesting approval of a Certificate of Appropriateness (COA) to allow the installation of an ADA compliant ramp and railing. Currently, the applicants are in the process of converting the single-family home into a residential-office building. As a result, the applicants are required to construct an ADA compliant ramp. The proposed ramp will be approximately 42-inches wide, 34-inches in high, 24-feet long, and constructed of wood. The ramp will be painted white. The applicants have provided a site plan showing two (2) possible locations for the proposed ramp and examples of the type of ramp being proposed. Since this is a structural modification to the exterior of the home and visible from the public right-of-way, a Certificate of Appropriateness (COA) is required to be approved by the Historic Preservation Advisory Board (HPAB).

ADJACENT LAND USES AND ACCESS

The subject property is located at 912 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a single-family residential subdivision (*i.e. North Towne Subdivision*) that is zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is a medical office building (*i.e. Heavenly Hands Birthing Center*), which is a *Landmarked* property and zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses.

East: Directly east of the subject property is a single-family residential subdivision (*i.e. North Town Subdivision*) that is zoned Single-Family 7 (SF-7) District).

West: Directly west of the subject property are several residential-office buildings zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses. Beyond this are several single-family homes zoned Single-Family 10 (SF-10) District.

CHARACTERISTICS OF THE PROJECT

The applicants have submitted a site plan showing two (2) possible options for the location of the proposed ramp. Option 1 proposes installing the ramp on the south side of the structure (*i.e. facing the adjacent medical office building*), utilizing an existing 31-1/8-inch width door. Since the width of the door is not at least 36-inches (*i.e. the minimum width for an ADA compliant door*), this option cannot be considered by the Historic Preservation Advisory Board (HPAB) without requiring the door to be widened to 36-inches. With that being said, Option 2 proposes installing the ramp on the west side of structure (*i.e. facing S. Goliad Street*). This option utilizes an existing door that is 36-inches in width and meets the minimum width of an ADA compliant door. According to the submitted site plan, this option places the ramp directly in front of the structure and impairs visibility of the house from the street. Staff has discussed with the applicants the possibility of locating the ramp on the south side of the building and changing the existing door to an ADA compliant door. The applicants did not favor this option and expressed concerns regarding altering the structural integrity and historic characteristics of the building.

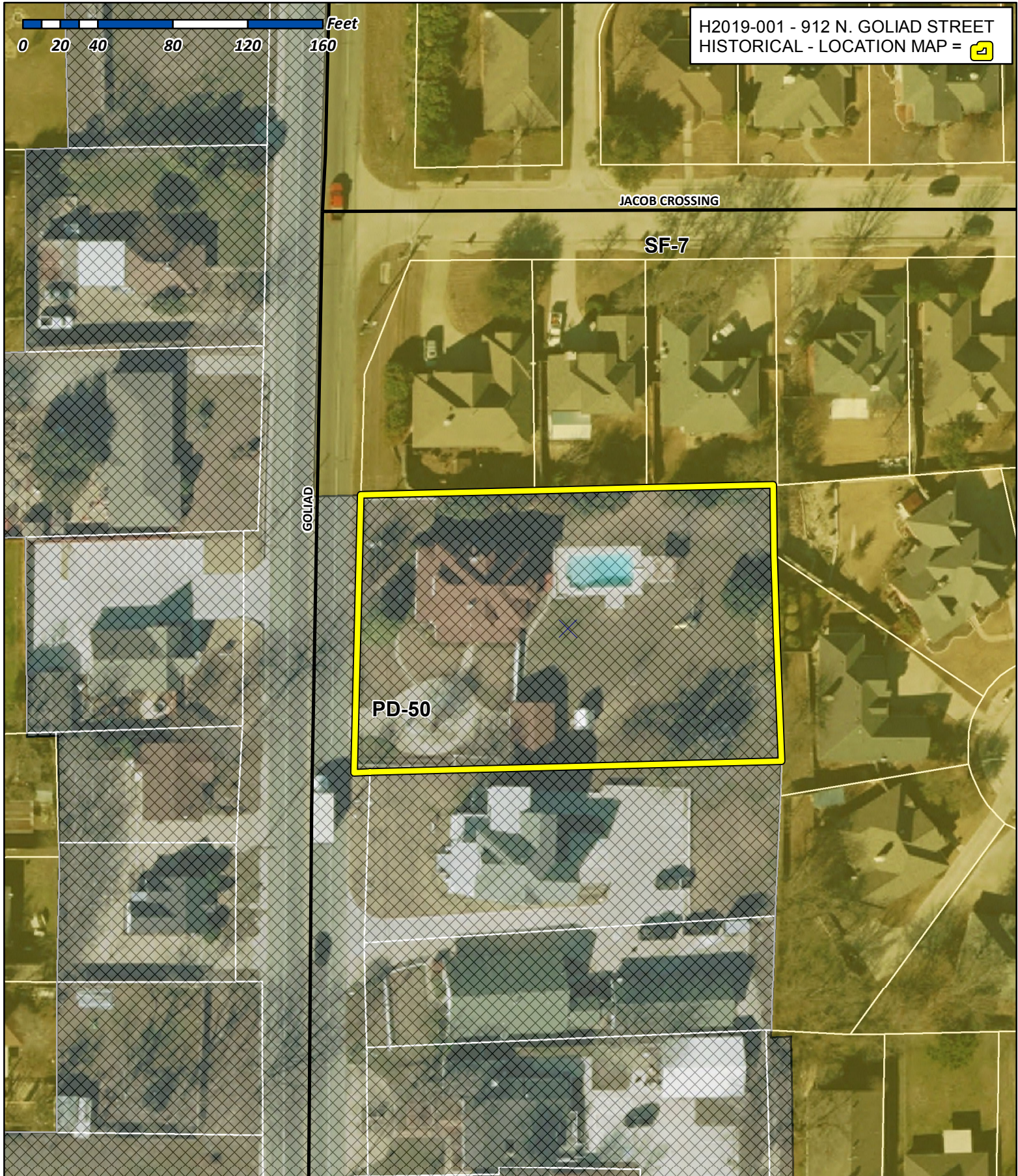
CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section III, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "...the existing building façade materials on a building should be respected and not be changed or concealed by the introduction of a different material..." and "...should be visually compatible with neighboring historic buildings or structures..." Additionally, the 2012 Texas Accessibility Standards requires the accessible parking space be the "...first available parking space adjacent to the ramp..." In this case, Option 1 (*i.e. locating the ramp locating the ramp on the side of the structure*) does not appear to meet the requirements of the Historic Preservation Guidelines or the 2012 Texas Accessibility Standards. Specifically, the submitted site plan does not indicate the location of the accessible parking space in proximity to the ramp. Additionally locating the ramp in the front of the building impairs visibility from the street and does not appear to be visually compatible with neighboring historic buildings. Staff should note, the adjacent Landmarked property does not have a visible ramp nor are any ramps located on the front of any building along N. Goliad Street. Option 2 would bring the applicants' request into further conformance with the Historic Preservation Guidelines. This involves locating the ramp on the south side of the building. Should the Historic Preservation Advisory Board (HPAB) approve Option 2, staff would suggest the Board include a requirement that the applicants provide a thick vegetative screening in front of the ramp, and replace the existing door with a door that is 36-inches in width. With that being said, this is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Should the Historic Preservation Advisory Board (HPAB) approve this request, staff suggests that the screening of the ramp consist of mature trees (*i.e. minimum of 6-feet in height*), bushes (*a minimum of five [5] gallons*), and tall grasses (*i.e. no shorter than four [4] feet in height*). This will require the applicants to provide staff with an updated landscape plan reflecting the proposed screening and the accessible parking space.

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) The developer shall plant a thick vegetative screening utilizing a combination of mature trees, or bushes and/or grasses adjacent to the ramp;
- (2) The developer shall submit a revised site plan showing the location of the accessible parking space;
- (3) The developer shall submit a revised landscape plan showing the location and landscape materials proposed for the landscape screening adjacent to the ramp; and
- (4) Any construction resulting from the approval of this site plan 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.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.





912



MAR 26 2007



MAR 26 2007



MAY 9 2005



AUSTIN HOME | 912 N. GOLIAD | ROCKWALL | 1893 | STATUS RESTORED

HHM ID 21524

912 GOLIAD ST



Oct 2016

Image ID 22034



Coordinates: 32.9379136, -96.4598885

IDENTIFICATION

Parcel ID 14173

Street number 912

Street name GOLIAD

Street type ST

DESCRIPTION

Type Building - Residential - Single-Family
House - Modified L-Plan

Exterior wall materials Vinyl

Stories 2

Stylistic influences Colonial Revival

ROOF

Roof shape Hipped

Chimney locations Internal, Side

Roof materials Asphalt composition shingles

Chimney materials Brick

Number of chimneys 2

Chimney features Chimney cap

DOORS AND WINDOWS

Door types Single door primary entrance

Window types Double-hung

Door features Screens

Window materials Wood

PORCH

Porch type One story, Full width, Wrap-around

Porch support type Chamfered posts

Porch roof type Hipped

LANDSCAPE

Other outbuildings Non-historic garage

HISTORY

Year built 1893

Historic name AUSTIN-STACEY HOUSE

INTEGRITY

Alterations Doors replaced, Exterior wall materials replaced

RECOMMENDATIONS

Recommended NRHP designations Recommended individually eligible for the NRHP, Recommended contributing to a NRHP district

Priority ranking High

Recommended local designations Recommended eligible as a local landmark, Recommended contributing to a local historic district

PRIOR DESIGNATIONS

Prior local designations Landmarked

HHM ID 21524

912 GOLIAD ST

IMAGES



Oct 2016

Image ID 22034



Oct 2016

Image ID 22035

HHM ID 21524

912 GOLIAD ST

IMAGES



Oct 2016

Image ID 22036

February 7, 2019

Historical Preservation Advisory Board

Certificate of Appropriateness

RE: 912 N. Goliad St, Rockwall, TX 75087

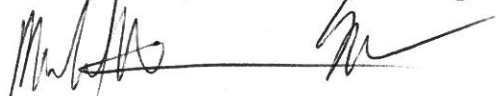
Site plan attached for review of ADA compliant ramp. Two options available:

- 1) Option 1 on south side of property. Ramp extending from proposed parking area to porch level of entry. Asking boards permission to use 31 7/8" door without alterations as to maintain the structural integrity of the historic nature of the building. Ramp could have hedgerow planted alongside the handrail to soften the sight line.
- 2) Option 2. Run the ADA ramp on the west side of property (ramp would be same side side as Goliad). This would put the ramp on display at the front and alter the visual front elevation.

Photograph of wheel chair individual shows the 1/8 of an inch shortage does not alter the use of effectiveness of the entry on the south side for wheel chair accessibility for Option 1.

Option 2 has a 36 inch door. This would not be an issue running along Goliad. Visually it's not as appealing.

Thank you for your time in considering our request.

Handwritten signatures of Mike and Sonja West, consisting of two distinct cursive signatures.

Mike and Sonja West



N 88° 27' 05" E 217.24°

S 02°02'32" E 145.72'

S 88°06'47" W 227.00'

LOT 2-R
W.D. AUSTIN ADDITION
CAB. F, SL. 211

N 01°45'34" E 147.30'

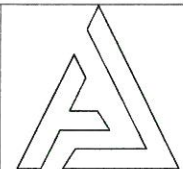
N. GOLIAD STREET
VARIABLE WIDTH

- 24' AISLE WIDTH
20' STALL DEPTH
9' STALL WIDTH
1 PARKING COUNT

 EXISTING 3' TO 12' TALL SHRUBS

EXISTING TREE

NEW 3' TALL SHRUBS



ENGINEERING SERVICES

**AJ
ENGINEERING
SERVICES LLC**

FIRM# F-19793
OFFICE@AJENGINEERINGS.COM
WWW.AJENGINEERINGS.COM
PHONE:(469)432-6093
FORT WORTH, TX 76137

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AJ ENGINEERING SERVICES
LLC

DRAWINGS ISSUED FOR:
PERMIT: 12/14/2018
PRICING:
CONSTRUCTION:
DRAWING BY: AJ
CHECKED BY: AJ

REVISIONS:

1-.....	00/00/2018
2-.....	00/00/2018
3-.....	00/00/2018

NEW PARKING

**912 N GOLIAD
ST, Rockwall
TX 75087**

SHEET TITLE
PROPOSED
SITE PLAN

SHEET# C0.1

PROJECT #18054

1.

912 Goliad.
Rock Wall TX

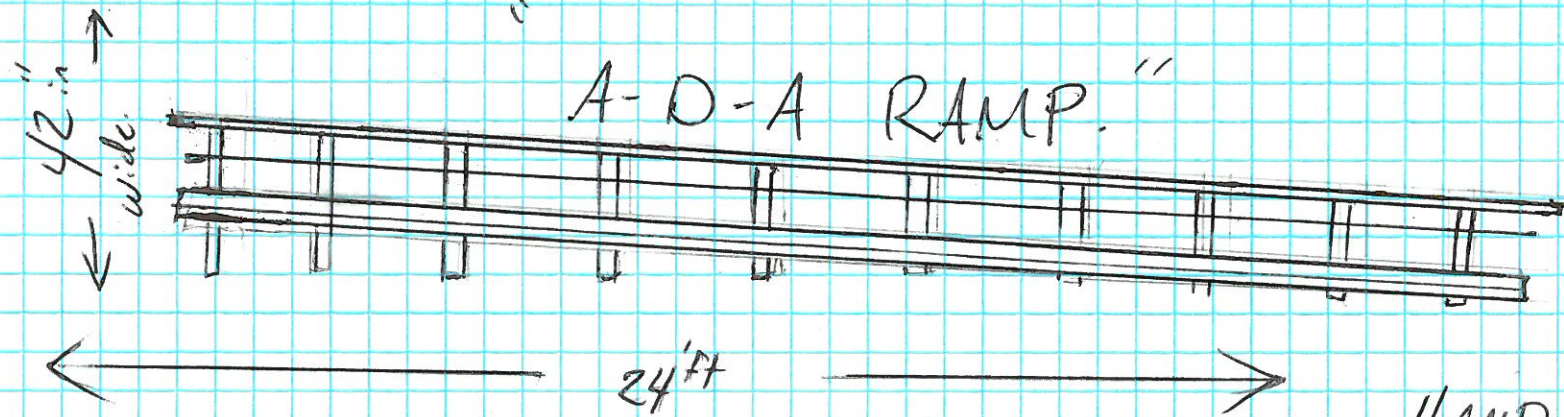
SIDE
Door

FRONT
Door

Back
Door

A-D-A ENTRANCE RAMP

OPTION 1



HAND RAILS
32" High

Wood A-D-A RAMP
2X6 - 2X4 - 4/4 post

2.

912 Golind
Rockwall TX.

OPTION
2

SIDE DOOR

BACK DOOR

"front"
DOOR

A-D-A RAMP

"A-D-A RAMP"

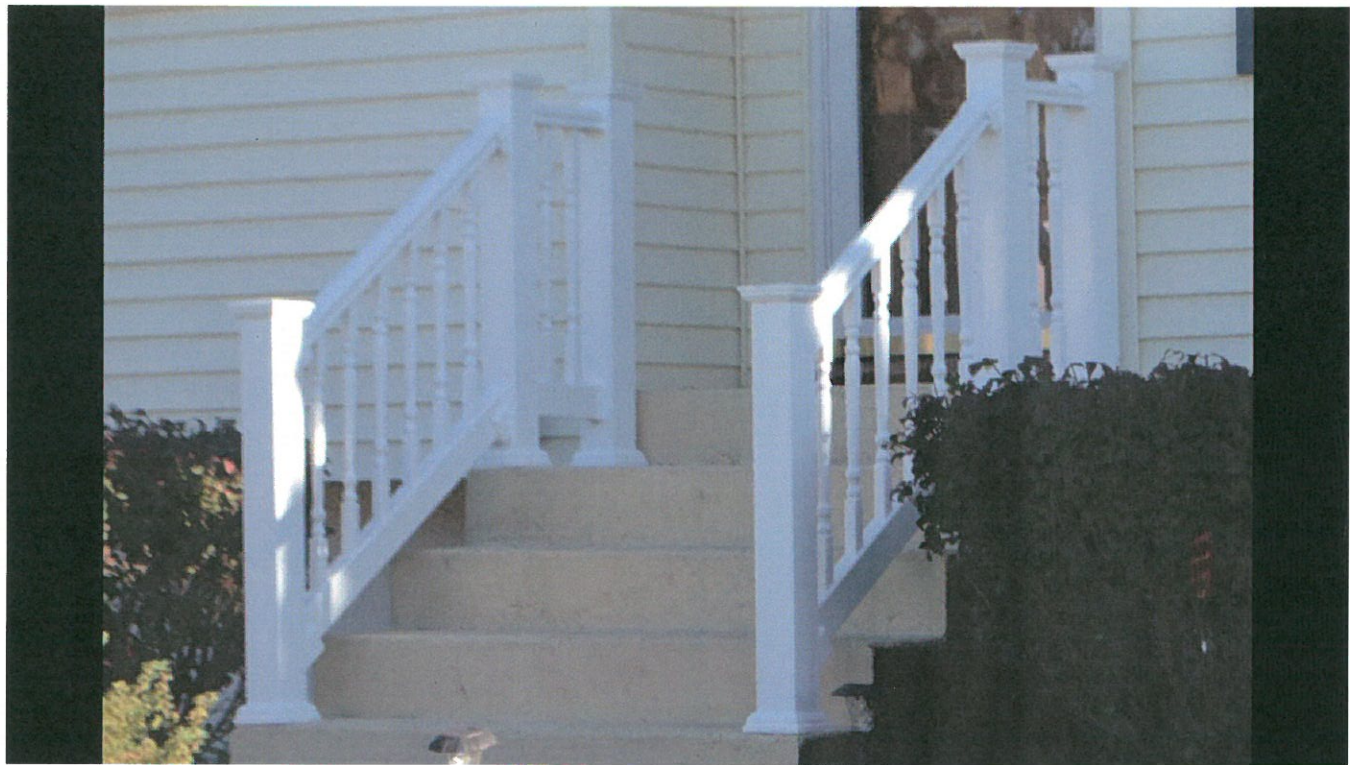
42" wide

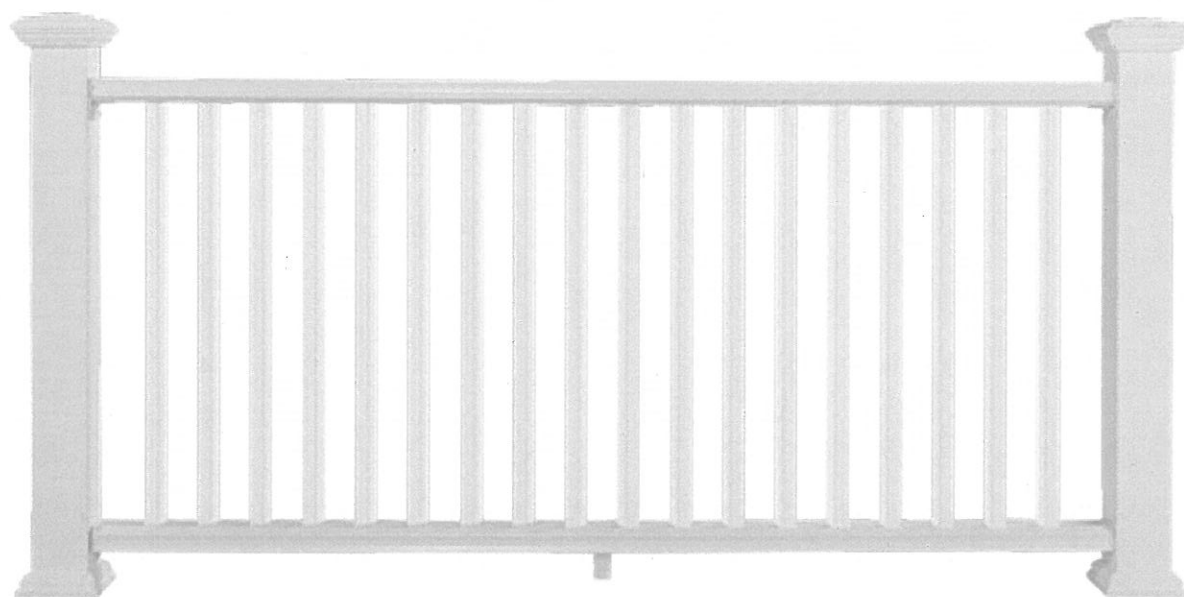
24 ft

HAND
RAILS.
34" in
1.96"

2X6
2X4
4X4 Post.













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: February 21, 2019

APPLICANT: Mary Ann Ryan

CASE NUMBER: H2019-002; 402 Munson Street

SUMMARY

Hold a public hearing to discuss and consider a request by Mary Ann Ryan for the approval of a Certificate of Appropriateness (COA) allowing the replacement of an existing roof on a High-Contributing property identified as Lots 7 & 8, Block A, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District and the Old Town Rockwall (OTR) Historic District, addressed as 402 Munson Street, and take any action necessary.

BACKGROUND

The subject property is a High Contributing property situated within the Old Town Rockwall (OTR) Historic and the Historic Overlay (HOV) Districts, zoned Single-Family 7 (SF-7) District, and is addressed as 402 Munson Street. The subject property was annexed before 1959. The home on the subject property is approximately 3,851 SF. According to the City of Rockwall Historic Resources Survey, the home was constructed in 1885, and is characteristic of Folk Victorian style architecture. Previous alterations to the home include the replacement of the doors, porch supports, and balustrades. The main structure is two (2) stories, clad with horizontal wood siding, and utilizes a hipped roof design. In addition, the home has a rear addition and a detached garage that were constructed between 1965 and 1969. High Contributing properties are considered to be the most significant properties within the Old Town Rockwall (OTR) Historic District, retain a high degree of architectural and physical integrity, and have very few --if any-- alterations.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) to allow replacement of the existing roof on the main structure. Currently, the roof is a combination of asphalt shingles and metal tiles that are both grey/silver. According to the applicant, the roof is in disrepair and needs to be replaced. The existing metal tiles are no longer available so the applicant is requesting to utilize an alternative material (*i.e. Decra Tile*). The proposed roofing material is a decorative metal tile that has a stone overlay providing texture to the tile. Since, this material is different from the existing material, a Certificate of Appropriateness (COA) is required to be approved by the Historic Preservation Advisory Board (HPAB).

ADJACENT LAND USES AND ACCESS

The subject property is located at the southeast corner of Star and Munson Streets. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several Non-Contributing properties that are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are three (3) Non-Contributing properties and one (1) High-Contributing property followed by the southern boundary of the Historic District. This area is zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is one (1) Non-Contributing property and one (1) Medium-Contributing property followed by the eastern boundary of the Historic District. This area is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property three (3) High-Contributing properties, one (1) Medium-Contributing property, two (2) Low-Contributing properties, and one (2) Non-Contributing property. This area is zoned Single-Family 7 (SF-7) District.

CHARACTERISTICS OF THE PROJECT

The Historic Preservation Guidelines were established in order to promote the preservation, rehabilitation, and adaptive reuse of old buildings to contribute to the community's aesthetics and economic vitality in the future. In order to facilitate this, property owners within the Historic District are required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB) before any exterior modifications can be made. The applicant's request to make renovations to the home generally conforms to the intent of the Historic Preservation Guidelines, with the exception of the type of roofing materials. The applicant is proposing to replace the existing roof with a stone-coated metal tile roof. Currently, the roof is a combination of metal tiles and grey asphalt shingles and the proposed material is a red metal, stone-coated tile. In this case, the Historic Preservation Advisory Board (HPAB) is tasked with reviewing the proposed roofing material and determining if the request negatively impacts the subject property or other properties within the Historic District.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section III, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "...materials, structural, and decorative elements and the manner in which they are used, applied, or joined together should be typical of the style and period of the existing structure...", and "...alterations should be visually compatible with neighboring historic buildings or structures..." Additionally, "...the roof materials/colors should be visually compatible and compliment the style and period of the historic structure...where historically typical materials are no longer available, compatible alternatives will be allowed..." The applicant is proposing to utilize a red, decorative metal tile that has been covered with stone in order to give texture to the tile. In this case, the proposed roofing materials do not appear to meet the requirements of the Historic Preservation Guidelines. Specifically, the color, design, and stone coating on the tiles do not appear to be a compatible alternative, which represents the style and period of the home. Staff should note, the surrounding homes utilize varying tones of grey or tan roofs. The approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

CONDITIONS OF APPROVAL

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

- (1) Any construction resulting from the approval of this site plan 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.



City of Rockwall

Planning & Zoning Department
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402









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456
123

NOV 12 2004



JUN 28 2004



JUN 28 2004

HHM ID 22011

402 MUNSON ST

IMAGES



Oct 2016

Image ID 22015



Oct 2016

Image ID 22017

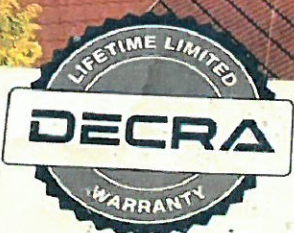






DECRA

Tile



Tile Features:

- Transferable Lifetime Limited Warranty (including 120 mph winds and hail penetration)
- Class 4 Impact Resistance to UL 2218 by Underwriters Laboratories (Highest Rating)
- Lightweight - Only 150 lbs. / 100 sq. ft. Installed
- Non-Combustible Class A Rated Material
- Won't Crack, Break, Burn, Curl, Split or Rot
- Walkable, Low Maintenance, Long Life
- Non-Porous, Freeze / Thaw Resistant
- Interlocking Panels Provide Protection Against the Elements
- Tear-Off May Not Be Required (See local code)
- Reduces Energy Consumption & Landfill Impact
- Installs Over Solid Deck on Battens or Battens and Counter Battens

DECRA
Roofing Systems

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