

CITY OF ROCKWALL
HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO

AGENDA DATE: 11/21/2013

APPLICANT: Pannell Smith Property

AGENDA ITEM: H2013-012; Exterior Remodel of Accessory Building - COA

SUMMARY:

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from Peg Pannell Smith to allow for the replacement of the exterior windows with decorative wood coverings for the primary structure. The property is situated within the designated Historic Overlay (HO) District, is considered a *non-contributing* structure, and is zoned Downtown (DT) District. The property is located at 302 Williams Street and is further identified as Lot 1, Block A, Thomas & Smith Addition, City of Rockwall, and Rockwall County, Texas, and take any action necessary.

DISCUSSION:

The purpose of the request for the certificate of appropriateness (COA) is to allow for the replacement of the exterior windows with decorative "carriage house styled" treated wood coverings (see attached photos). The property being considered is recognized as a *non-contributing* structure within the designated Historic Overlay (HO) District, is known as the "Tropical Johns" building, and is located at 302 Williams Street. The structure is believed to have been built during the 1920's or 1930's and was originally used as a filling (gas) station. Although the property's architectural style or circa date are unknown, the property is located within 200-ft of contributing properties and is within the designated Historic District, therefore it meets the criterion as an "applicable property." The UDC requires the application for a COA based on the criteria listed under Art. V, Sec. 6.2 Historic Overlay District, F, (1), (a) and reads as follows:

F. Certificate of appropriateness for alteration or new construction.

1. Applicability of ordinance.

a. *Included properties.* The provisions of this ordinance shall apply only to those properties, hereinafter referred to as "applicable properties", which meet the following criteria:

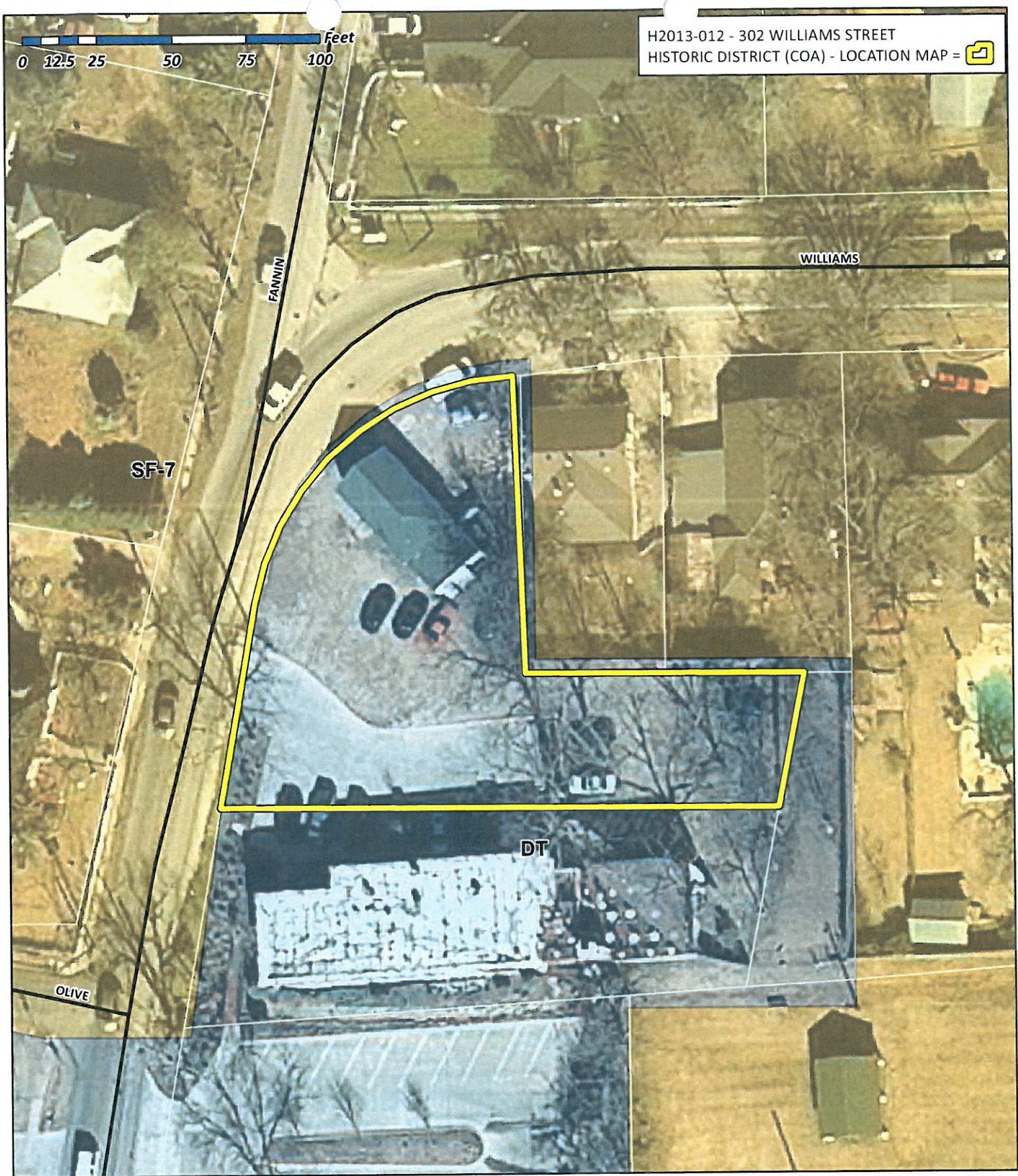
- i. Either be a designated historical landmark or be wholly or partially located within a designated historic district, and
- ii. Either be a contributing property as defined in subsection B or be located within 200 feet of a contributing property.

A property designated as *non-contributing* generally provides no contribution to the local history or the built environment and is generally due to the age of the structure, alterations, additions, or other changes that no longer possesses historical integrity. The properties directly east and west of the structure are recognized as *high contributing*, while the properties north and south are considered *non-contributing*.

RECOMMENDATIONS:

If approved, staff recommends the following conditions:

- 1) Any construction, building or demolition necessary to complete this request must conform to the requirements set forth by the Unified Development Code, the 2009 International Building Code, 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.

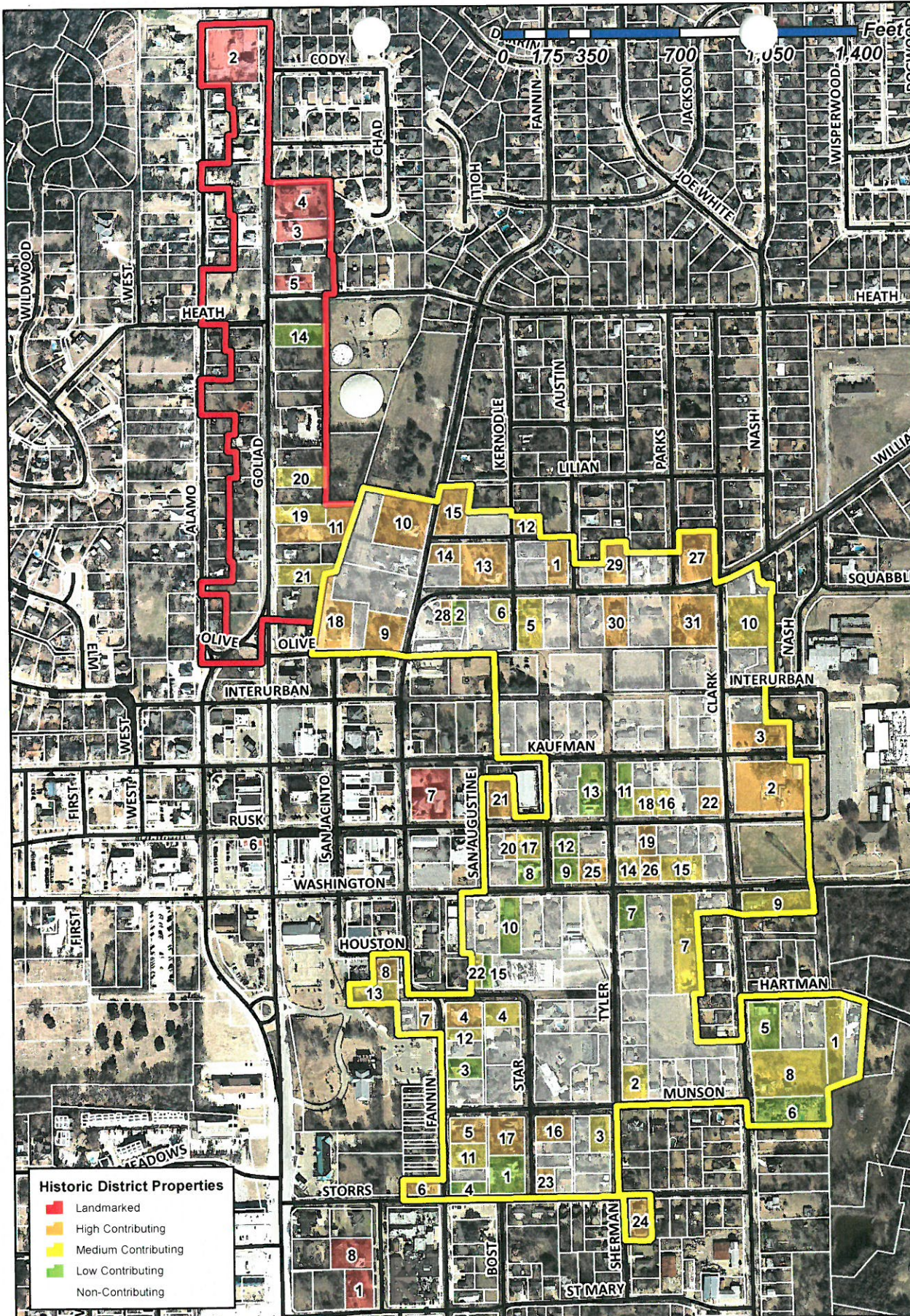


City of Rockwall

Planning & Zoning Department
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- **High Contributing:**
 - 01 501 Austin Street
 - 02 104 N Clark Street
 - 03 202 N Clark Street
 - 04 311 S Fannin Street
 - 05 300 Munson Street
 - 06 410 S Fannin Street
 - 07 310 S Fannin Street
 - 08 302 S Fannin Street
 - 09 401 N Fannin Street
 - 10 601 N Fannin Street
 - 11 506 N Goliad Street
 - 12 602 Kernodle Street
 - 13 501 Kernodle Street
 - 14 302 Margaret Street
 - 15 301 Margaret Street
 - 16 402 Munson Street
 - 17 308 Munson Street
 - 18 105 Olive Street
 - 19 604 E Rusk Street
 - 20 404 E Rusk Street
 - 21 401 E Rusk Street
 - 22 611 E Rusk Street
 - 23 501 Storrs Street
 - 24 602 Storrs Street
 - 25 505 E Washington Street
 - 26 605 E Washington Street
 - 27 601 Williams Street
 - 28 304 Williams Street
 - 29 505 Williams Street
 - 30 504 Williams Street
 - 31 602 Williams Street
- **Medium Contributing:**
 - 01 710 Hartman Street
 - 02 501 Munson Street
 - 03 408 Munson Street
 - 04 304 Star Street
 - 05 402 Williams Street
 - 06 310 Williams Street
 - 07 608 Washington Street
 - 08 307 S Clark Street
 - 09 201 S Clark Street
 - 10 306 N Clark Street
 - 11 407 S Fannin Street
 - 12 313 S Fannin Street
 - 13 306 S Fannin Street
 - 14 601 E Washington Street
 - 15 609 E Washington Street
 - 16 605 E Rusk Street
 - 17 406 E Rusk Street
 - 18 603 E Rusk Street
 - 19 602 N Goliad Street
 - 20 702 N Goliad Street
 - 21 502 N Goliad Street
 - 22 303 Denison Street
- **Low Contributing:**
 - 01 406 Star Street
 - 02 306 Williams Street
 - 03 317 S Fannin Street
 - 04 411 S Fannin Street
 - 05 301 S Clark Street
 - 06 401 S Clark Street
 - 07 602 E Washington Street
 - 08 405 E Washington Street
 - 09 503 E Washington Street
 - 10 402 E Washington Street
 - 11 601 E Rusk Street
 - 12 502 E Rusk Street
 - 13 507 E Rusk Street
 - 14 810 N Goliad Street
 - 15 305 Denison Street
- **Landmarked Properties:**
 - 01 109 St Marys Street
 - 02 925 N Goliad Street
 - 03 908 N Goliad Street
 - 04 912 N Goliad Street
 - 05 902 N Goliad Street
 - 06 102 S Goliad Street
 - 07 100 E Fannin Street
 - 08 506 Barnes Street



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