



CITY OF ROCKWALL, TEXAS

MEMORANDUM

TO: Historic Preservation Advisory Board

FROM: Ryan Miller, *Planning Manager/Historic Preservation Officer*

DATE: April 14, 2015

SUBJECT: Hazel & Olive Site Plan (503 N. Goliad Street) [H2015-004]

The applicant, Ben McMillan of Hazel & Olive, has submitted a site plan for the construction of a 4,400 SF general retail store, photography studio and office building within Planned Development District 50 (PD-50) and the North Goliad Corridor Overlay (NGC OV) District. According to Section 6.2.1, *North Goliad Corridor Overlay (NGC OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), as part of site plan review within this district the proposed building elevations shall be submitted to the Historic Preservation Advisory Board (HPAB) for review and recommendation to the Planning and Zoning Commission. In accordance with this requirement, the applicant has provided building elevations depicting the construction of a building that will utilize the *American Craftsman* architectural style, which was a typical residential style that was popular during the early 1900's. According to Section 6.2.1 of the UDC, the Craftsman style of architecture is described as follows:

An extension of the early bungalow, the craftsman design included a low-pitched gabled roof with a wide, unenclosed eave overhang. Roof rafters are usually exposed and decorative beams or braces are commonly added under gables. Porches are either full or partial-width, with a roof often supported by tapered square columns. The most distinctive features of this are the junctions where the roof joins the wall, where the most ornamentation occurs. This was the dominant style for smaller homes from 1905 to early 1920s. The popularity of the style faded quickly, however, and few were built after 1930.

The elevations submitted by the applicant show a two (2) story building that will be constructed to a residential scale. The majority of the structure will be clad in HardiePlank lap siding and use HardiBoard trim under the eaves, around windows and doors, and as an accent material. The home will be painted a muted teal color (*i.e. Cool Breeze*), which should be aesthetically similar to other buildings within the district. A brick ledge with brick support columns will be incorporated into the design of the front porch. Between the support columns, the applicant has integrated a railing and spandrels, which are a typical design element used on homes during the early 1900's. The roof will utilize an architectural asphalt shingle that will be complementary to the colors used on the exterior facades of the home.

In this case, the Historic Preservation Advisory Board is responsible for making recommendations concerning the proposed elevations and ensuring that the proposed elevations include elements such as cladding, roofing material, roof structure and ornamentation common to the district. Any recommendations made by the board will be presented to the Planning and Zoning Commission at their regularly scheduled meeting on April 28, 2015. Should the board have any questions concerning procedure staff will be available.



Hazel & Olive

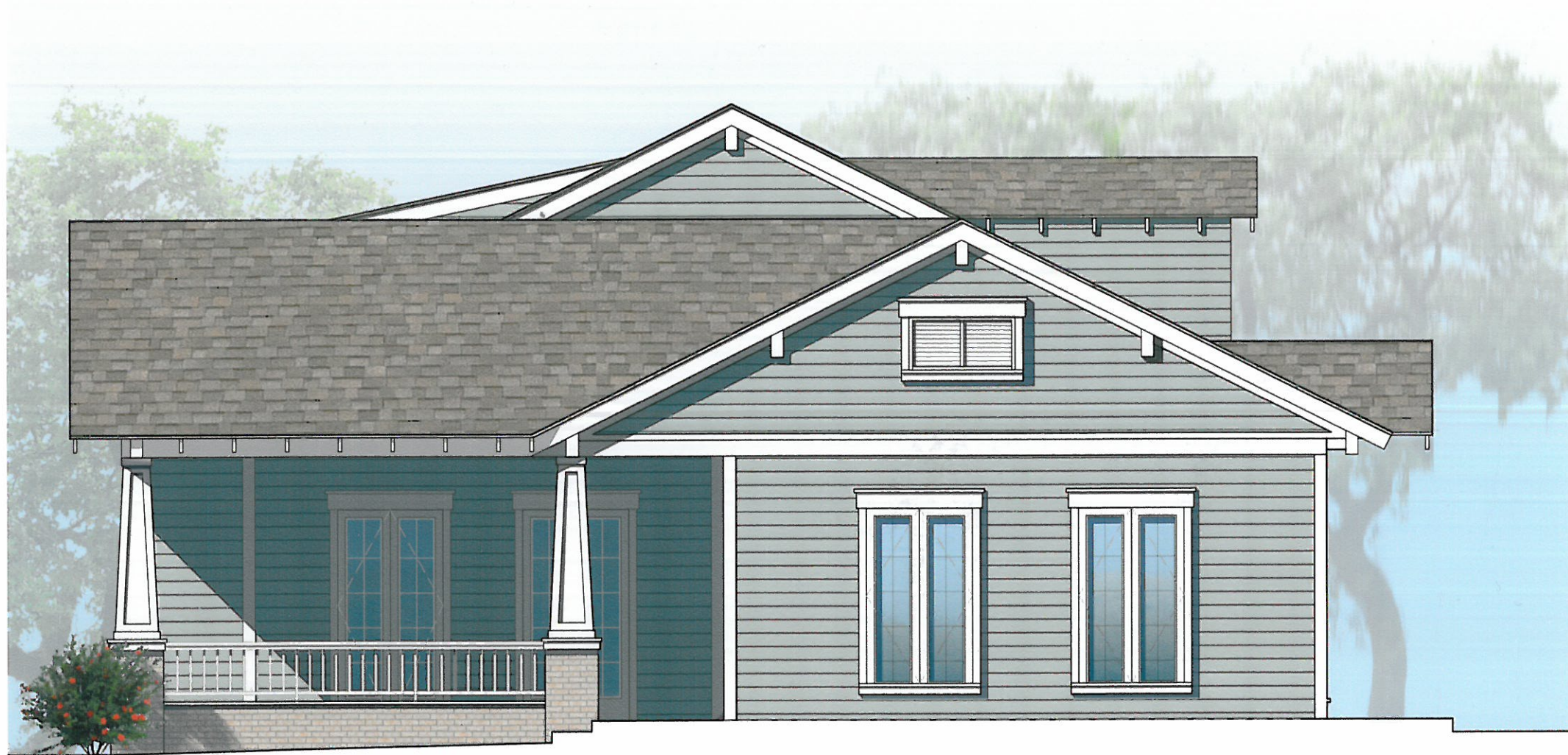
503 N. GOLIAD ST.
APRIL 06, 2015

EAST ELEVATION

SCALE: 3/16" = 1'-0"



CIVITARESE | MORGAN
ARCHITECTURE



Hazel & Olive

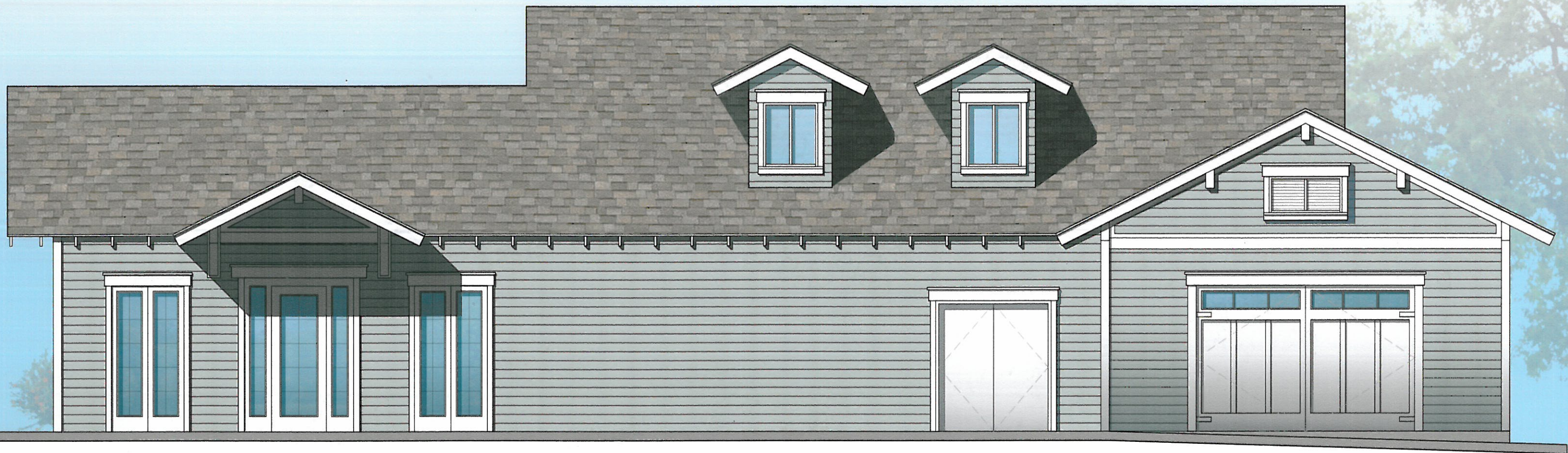
503 N. GOLIAD ST.
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NORTH ELEVATION

SCALE: 3/16" = 1'-0"



CIVITARESE | MORGAN
ARCHITECTURE



Hazel & Olive

503 N. GOLIAD ST.
APRIL 06, 2015

WEST ELEVATION

SCALE: 3/16" = 1'-0"



CIVITARESE | MORGAN
ARCHITECTURE



Hazel & Olive

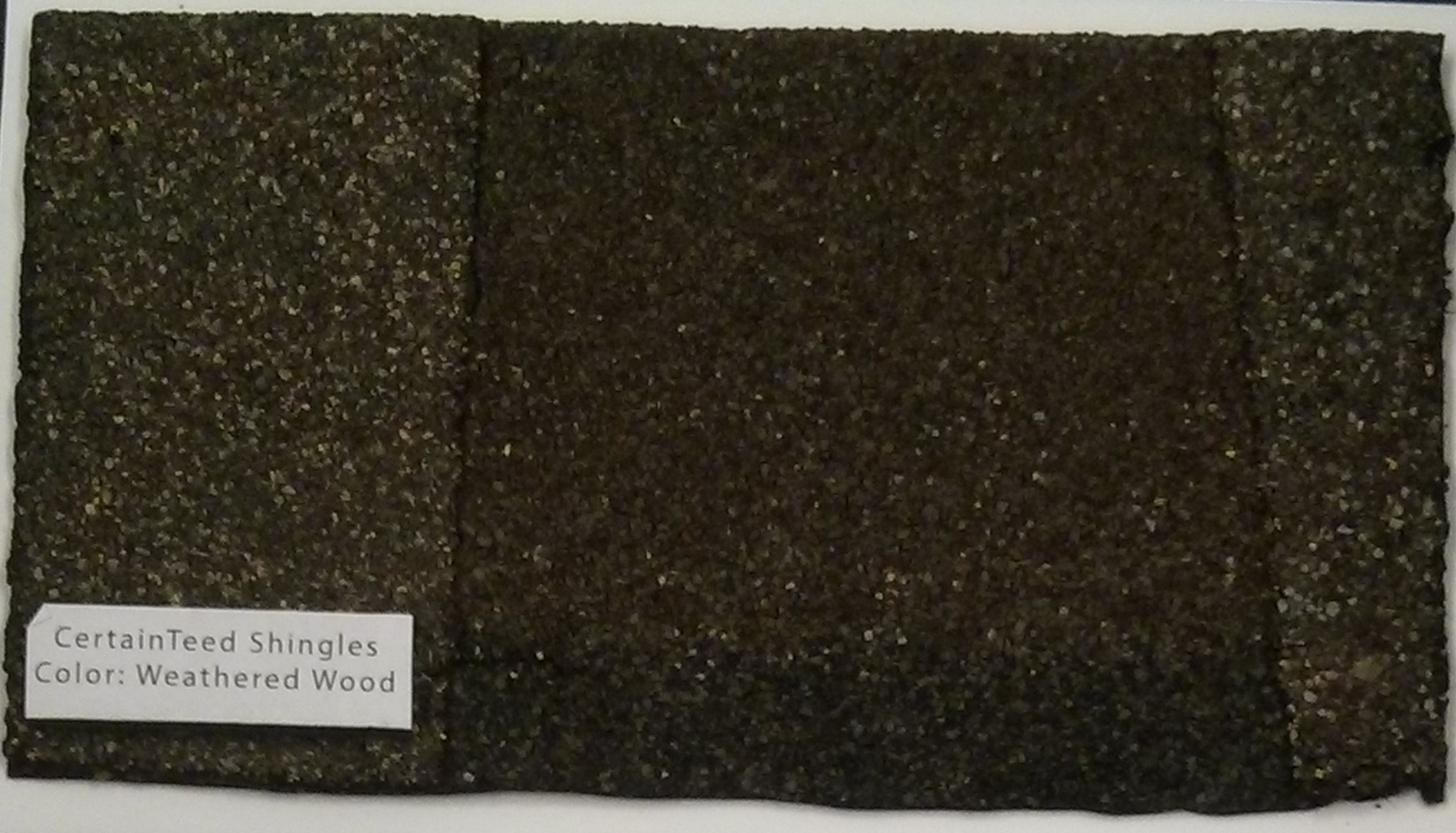
503 N. GOLIAD ST.
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SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



CIVITARESE | MORGAN
ARCHITECTURE

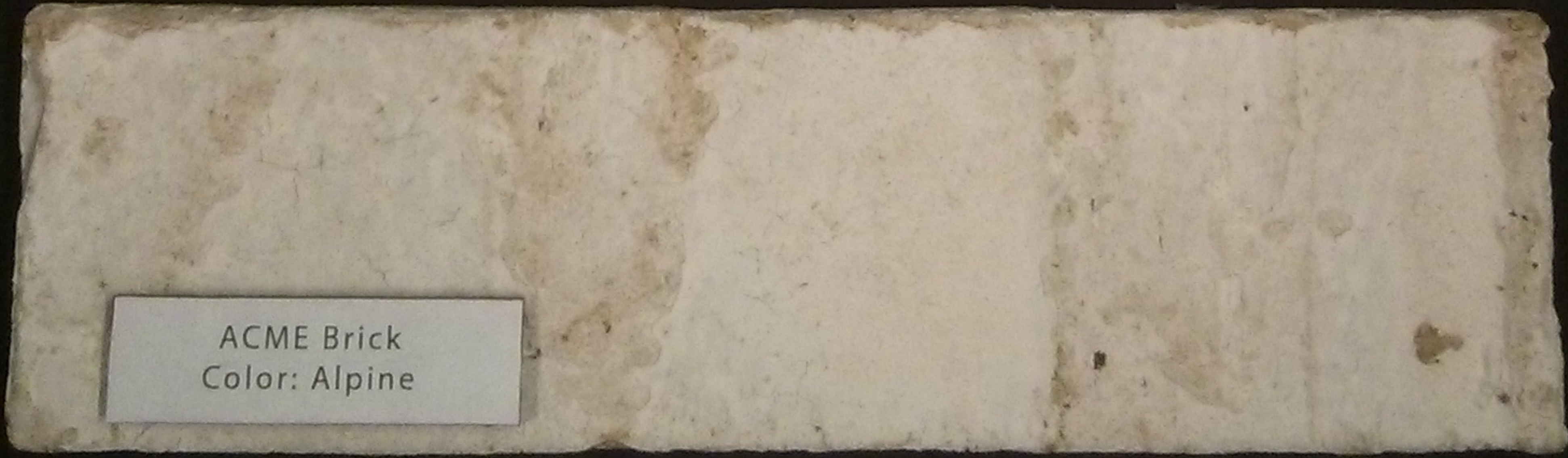


CertainTeed Shingles
Color: Weathered Wood



HardiePlank
Product: Lap Siding
Color: Cool Breeze

HardieBoard Trim
Color: White



ACME Brick
Color: Alpine

Hazel & Olive

503 N. GOLIAD ST.
APRIL 06, 2015

MATERIAL SAMPLE
BOARD


CIVITARESE | MORGAN
ARCHITECTURE