

CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO

AGENDA DATE: 05/18/2017

APPLICANT: City of Rockwall

AGENDA ITEM: H2017-007; Rescind Landmark Designation for 902 N. Goliad Street

SUMMARY:

Hold a public hearing to discuss and consider a City initiated request for the purpose of *rescinding* the *Local Landmark Designation* (i.e. *Ordinance No. 08-15*) for the *Spafford House* being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

PURPOSE AND BACKGROUND:

On March 3, 2008, after receiving recommendations from the Historic Preservation Advisory Board (HPAB) and the Planning and Zoning Commission, the City Council passed *Ordinance No. 08-15* designating 902 N. Goliad Street as a *Landmark Property*. This property is commonly known as the *Historic Spafford Home*. The home was built in 1894 with a Folk Victorian influence. At the time of designation, staff felt the home provided positive characteristics for the North Goliad streetscape and that designating the property would allow for proper restoration/redevelopment of the home.

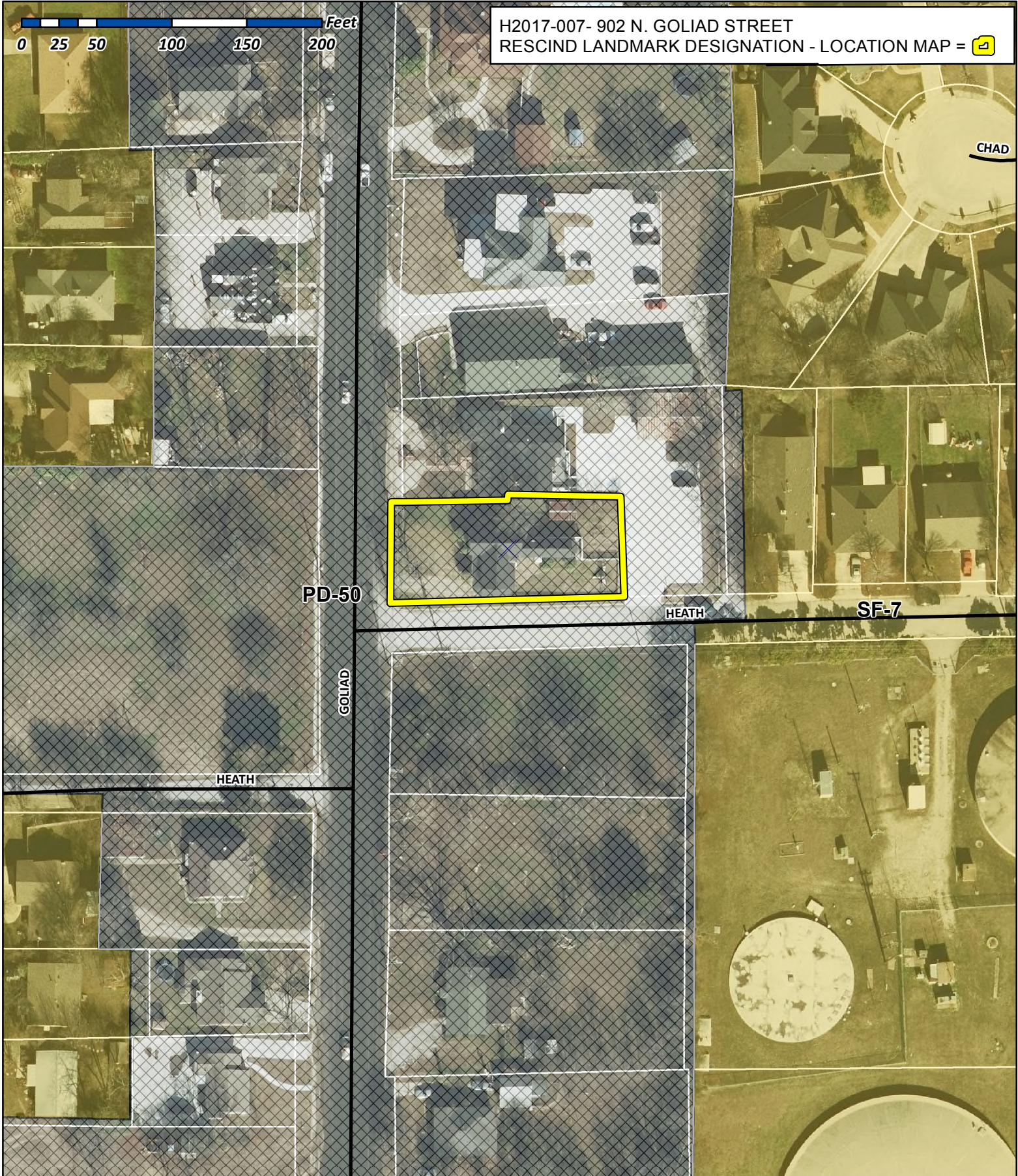
Since its designation as a *Landmark Property*, the property has had modifications to the exterior that do not meet the intent of the Historic Preservation Guidelines. These modifications involve the homes windows, siding, and trim, all of which were modified without obtaining a COA from the HPAB. The recent historic resource survey conducted by the City's consultant Hardy, Heck, Moore, Inc. (HHM) -- *adopted by the HPAB in April of this year* -- identified changes to the exterior that include replacement of the doors, windows, exterior wall materials, and alterations to the porch. Due to these changes, HHM recommended revising the historic designation of the property from a *High Contributing* to a *Medium Contributing* property.

Based on these findings, the HPAB directed staff to move forward with rescinding the Landmark Designation [*Ordinance No. 08-15*] of the property. It should be noted that rescinding the ordinance will not affect the current designation status as a *Medium Contributing Property* nor would it affect the property owner from restoring the home to a condition that is worthy of re-adopting it as a *Landmark Property* in the future.

NOTIFICATION:

On May 12, 2017, staff mailed 96 notices to property owners and residents within 500-feet of the subject property. Staff also emailed notices to the Lakeview Summit and Caruth Lakes Homeowner's Associations (HOA), which are the only HOA's located within 1,500-feet of the subject property participating in the notification program. Additionally, staff posted a sign on the

subject property, and advertised the public hearings in the Rockwall Harold Banner as required by the UDC. At the time this case memo was drafted staff has not received any notices regarding this case.



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.

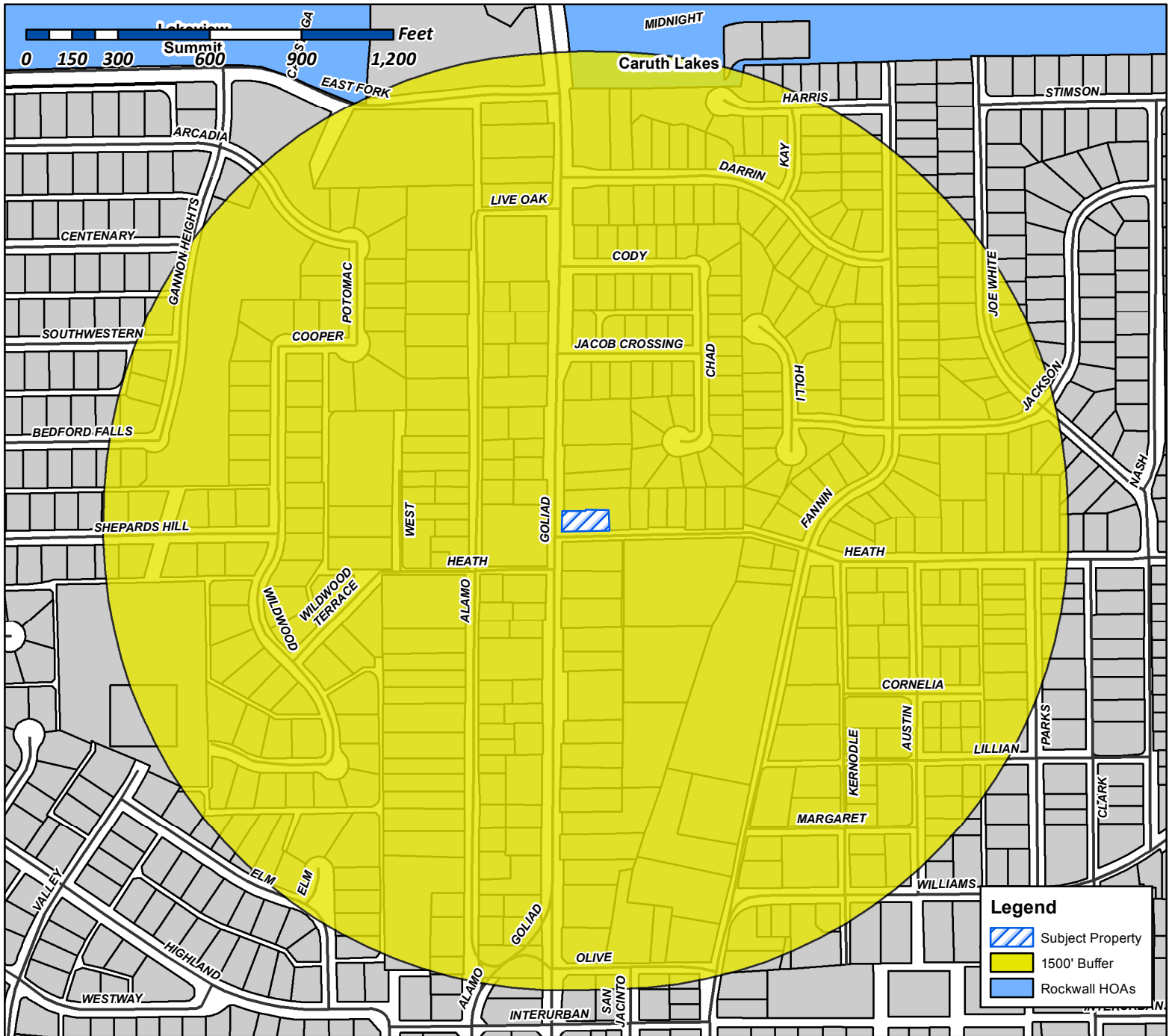







City of Rockwall

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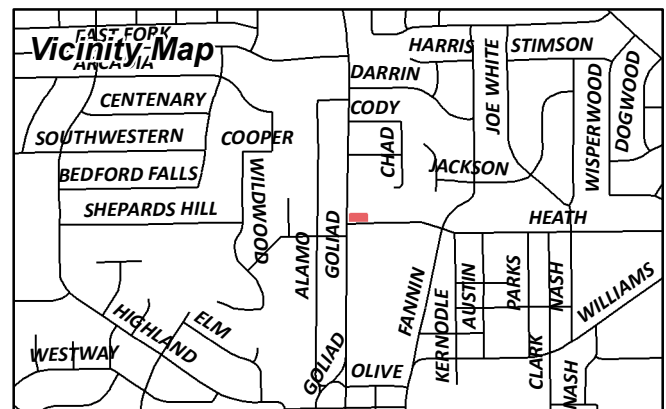


Legend

-  Subject Property
-  1500' Buffer
-  Rockwall HOAs

Case Number: H2017-007
Case Name: Rescind Landmark Designation
Case Type: Historic
Zoning: PD-50
Case Address: 902 N. Goliad Street

Date Created: 05/12/2017
For Questions on this Case Call (972) 771-7745

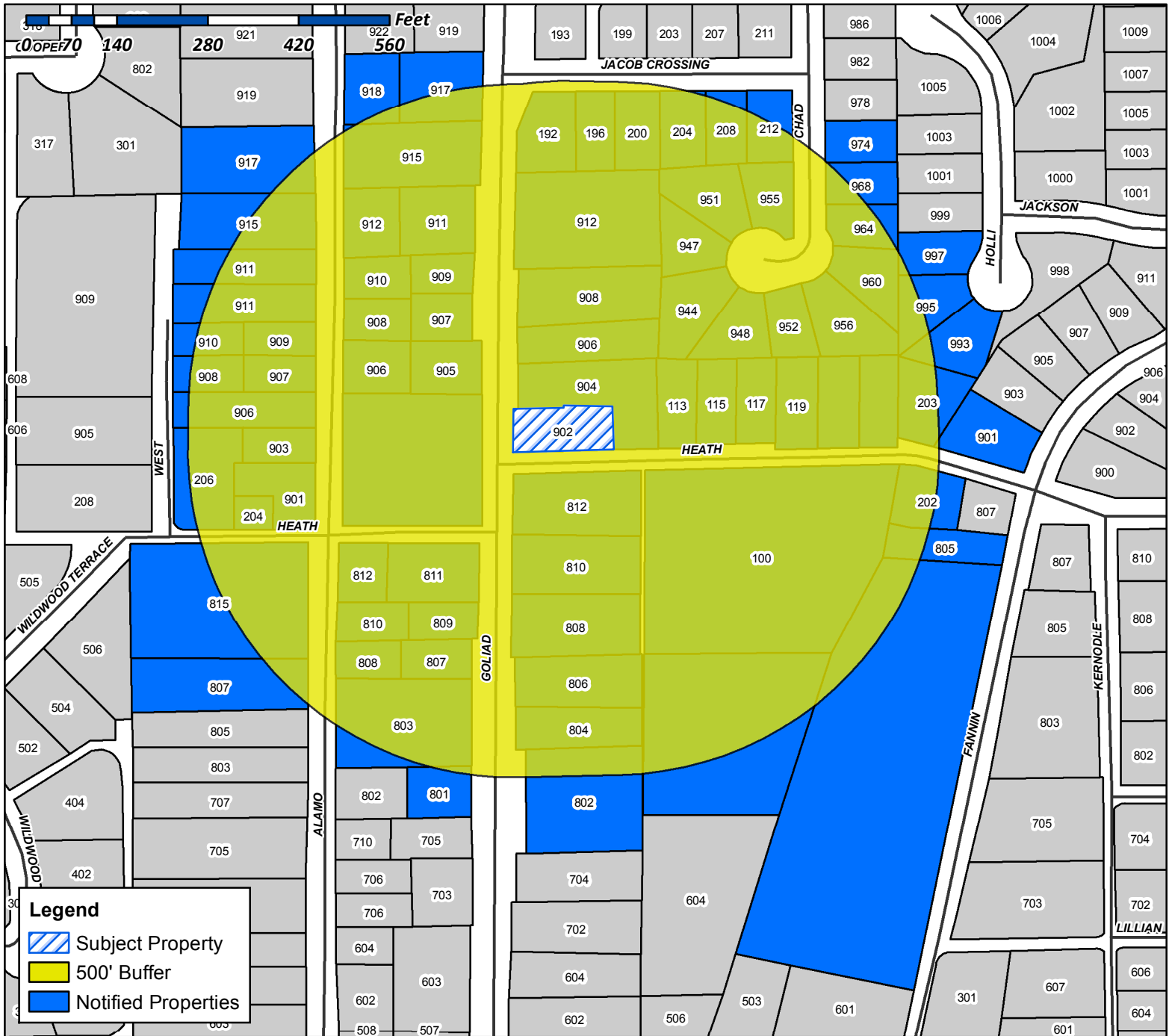




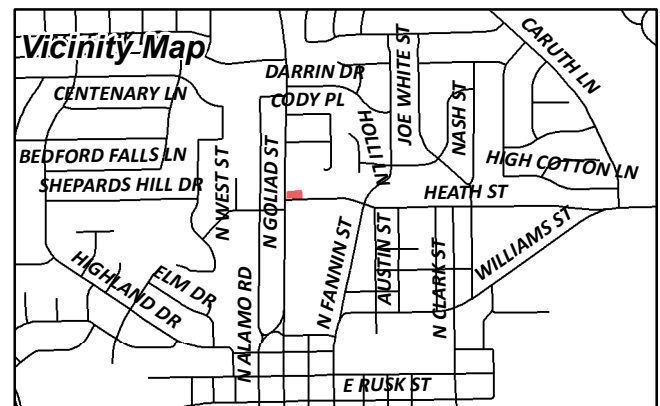
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Case Number: H2017-007
Case Name: Rescind Landmark Designation
Case Type: Historic/Zoning
Zoning: PD-50
Case Address: 902 N. Goliad Street



Date Created: 05/12/2017

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



NOTICE OF PUBLIC HEARING

CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. H2017-007: Rescind Landmark Designation

Hold a public hearing to discuss and consider a City initiated request for the purpose of rescinding the Local Landmark Designation (i.e. Ordinance No. 08-15) for the Spafford House being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on **Thursday 5/18/2017 at 6:00 p.m.**, the Planning and Zoning Commission will hold a public hearing on **Tuesday 6/13/2017 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 6/19/2017 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **6/19/2017** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

Case No. H2017-007: Rescind Landmark Designation

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:

Grey bar for Name

Address:

Grey bar for Address

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

CURRENT RESIDENT
100 HEATH
ROCKWALL, TX 75087

SKY ALAMO SERIES LLC
106 E RUSK SUITE 200
ROCKWALL, TX 75087

ANDREA HOLLIMAN
11007 E MOFFAT
MEAD, WA 99021

HILL TOBY VERN H & ANGELA DAWN
113 E HEATH ST
ROCKWALL, TX 75087

CHISENHALL ROBERT
115 E HEATH ST
ROCKWALL, TX 75087

STORY CATHERINE C
117 E HEATH ST
ROCKWALL, TX 75087

GARRISON MONA
119 E HEATH ST
ROCKWALL, TX 75087

MEDLIN ELTON LAKE
1222 MIDDLEBROOK PL
DALLAS, TX 75208

BRIONES RONALD AND THERESA
1401 BAYLINE DR
ROCKWALL, TX 75087

DOUBLE T VENTURES LLC
1500 S KREYMER LN
WYLIE, TX 75098

HEAVENLY HANDS BIRTHING CENTER PLLC
161 KIRKHAVEN DR
ROCKWALL, TX 75087

DAVENPORT RENTAL PROPERTIES - SERIES 200
DARRIN DRIVE
1640 COASTAL DR
ROCKWALL, TX 75087

CARLON WILLIAM ANDREW
192 JACOB CROSSING
ROCKWALL, TX 75087

MITCHELL CODY
196 JACOB CROSSING
ROCKWALL, TX 75087

CURRENT RESIDENT
200 JACOB CROSSING
ROCKWALL, TX 75087

CITY LIFT STATION
201 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
202 HEATH ST
ROCKWALL, TX 75087

COLBERT MICHAEL DEVON & EMILY
2020 W FM 550
ROCKWALL, TX 75032

BLANKENSHIP JAMES WISE & LISA
203 E HEATH ST
ROCKWALL, TX 75087

CURRENT RESIDENT
204 HEATH ST
ROCKWALL, TX 75087

PHILLIPS TERESA
204 JACOB CROSSING
ROCKWALL, TX 75087

NBN COMMERCIAL GROUP LLC
2040 N BELT LINE RD STE 400
MESQUITE, TX 75150

PRITCHETT JOHNETTA
206 W HEATH ST
ROCKWALL, TX 75087

WILDER SUSAN C
208 JACOB CROSSING
ROCKWALL, TX 75087

ADAMS JAMES & DEBBIE
208 SUMMIT RIDGE DR
ROCKWALL, TX 75087

SHIPLEY JASON P & ELIZABETH
212 JACOB XING
ROCKWALL, TX 75087

KHATER CHARLES ETUX
2368 E FM 552
ROCKWALL, TX 75087

KHAN NOOR U. & SHAHLA
2500 ST HWY 121 APT 925
EULESS, TX 76039

HOLLON GREGORY D
2778 S FM 549
ROCKWALL, TX 75032

Z BAR A RANCH LP
2931 RIDGE RD #101-51
ROCKWALL, TX 75032

FALLS DAVID C & TERRI L
3608 LAKESIDE DR
ROCKWALL, TX 75087

KUMAR EESHAN & VANDANA KUMAR
4701 COPPER MOUNTAIN LN
RICHARDSON, TX 75082

UDSTUEN STEVE
502 COLUMBIA DR
ROCKWALL, TX 75032

PEOPLES DERYL W
5268 COUNTY ROAD 2648
ROYSE CITY, TX 75189

ELLIS MARY KATHRYN
8 CAMDEN
ROCKWALL, TX 75032

CHRISTENSEN VALERIE
801 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
802 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
803 GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
804 GOLIAD
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
806 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
807 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
808 GOLIAD
ROCKWALL, TX 75087

WYLIE KIMBERLY
808 N ALAMO RD
ROCKWALL, TX 75087

MARTINEZ RAQUEL P
809 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
810 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
810 GOLIAD
ROCKWALL, TX 75087

AOUN PIERRE E
811 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
812 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
812 GOLIAD
ROCKWALL, TX 75087

CAIN JAMES O
815 N ALAMO RD
ROCKWALL, TX 75087

MILDER SCOTT & LESLIE
830 SHORES BLVD
ROCKWALL, TX 75087

WAY FAMILY MANAGEMENT LLC
8441 S FM 549
ROCKWALL, TX 75032

COOPER JAMES A & MICHELLE R
901 N ALAMO
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
902 GOLIAD
ROCKWALL, TX 75087

AGUADO MARIA
903 N ALAMO RD
ROCKWALL, TX 75087

CURRENT RESIDENT
904 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
905 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
906 WEST ST
ROCKWALL, TX 75087

WILLIAMS ALEX R
906 N ALAMO RD
ROCKWALL, TX 75087

TCB CONSTRUCTION GROUP LLC
906 N GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
907 GOLIAD ST
ROCKWALL, TX 75087

HARRIS JAMES SCOTT
907 N ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
908 GOLIAD
ROCKWALL, TX 75087

PIERCE CAROLYN GREEN
908 N ALAMO RD
ROCKWALL, TX 75087

MARTINKUS NICOLE
908 N WEST ST
ROCKWALL, TX 75087

CURRENT RESIDENT
909 GOLIAD
ROCKWALL, TX 75087

MOLINA JOE C II
909 N ALAMO
ROCKWALL, TX 75087

ZAVALA VICTOR V
910 N ALAMO RD
ROCKWALL, TX 75087

PERRY RUBY DELL
910 N WEST ST
ROCKWALL, TX 75087

LEWIS BEN
911 N ALAMO
ROCKWALL, TX 75087

RECSA LLC
911 NORTH GOLIAD
ROCKWALL, TX 75087

JONES PAMELA J
912 N ALAMO RD
ROCKWALL, TX 75087

STACEY MARY A
912 N GOLIAD ST
ROCKWALL, TX 75087

CURRENT RESIDENT
915 ALAMO
ROCKWALL, TX 75087

CURRENT RESIDENT
915 GOLIAD
ROCKWALL, TX 75087

CURRENT RESIDENT
917 GOLIAD
ROCKWALL, TX 75087

SYFERD STACI ANN
917 N ALAMO RD
ROCKWALL, TX 75087

TAILLAC JEAN ANTHONY
944 CHAD WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
947 CHAD WAY
ROCKWALL, TX 75087

CURRENT RESIDENT
948 CHAD WAY
ROCKWALL, TX 75087

CORENO FRANCISCO R
951 CHAD WAY
ROCKWALL, TX 75087

BRUMIT COURTNEY M AND DARREN D
952 CHAD WAY
ROCKWALL, TX 75087

FERNANDEZ JOSE
955 CHAD WAY
ROCKWALL, TX 75087

ALLEN MARK C AND
956 CHAD WAY
ROCKWALL, TX 75087

HOLLAND JASON & ANNA
960 CHAD WAY
ROCKWALL, TX 75087

TO TUAN QUOC
964 CHAD WAY
ROCKWALL, TX 75087

JENSEN MIKEL K & MICHELLE
968 CHAD WAY
ROCKWALL, TX 75087

WILCOX GORDON RICHARD AND GINGER R
974 CHAD WAY
ROCKWALL, TX 75087

MISER RALPH C
993 HOLLI LN
ROCKWALL, TX 75087

DOOLEY RHONDA N
995 HOLLI LN
ROCKWALL, TX 75087

MCCRARY HEATHER L
997 HOLLI LANE
ROCKWALL, TX 75087

CONSELMAN EQUITIES LLC
PO BOX 2284
ROCKWALL, TX 75087

TRANSGLOBAL INSPECTIONS LLC
PO BOX 265
FATE, TX 75132

PRINGLE PHYLLIS M
PO BOX 584
ROCKWALL, TX 75087