

**CITY OF ROCKWALL
HISTORIC PRESERVATION ADVISORY BOARD (HPAB) CASE MEMO**

AGENDA DATE: 08/17/2017

APPLICANTS: Natalee Davenport

AGENDA ITEM: H2017-012 COA for 902 N. Goliad Street-COA

SUMMARY:

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) for the purpose of remodeling 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 was changed on June 19, 2017, when the City Council approved a City initiated request *rescinding* the *Local Landmark Designation* [i.e. *Ordinance No. 08-15*]. The property is commonly known as the *Spafford House*. It should be noted that the rescinding 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. The home was built in 1894 with a Folk Victorian influence. At the time, the property as designated as a Landmark Property, staff felt the home provided positive characteristics for the North Goliad streetscape.

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 Certificate of Appropriateness (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, and this was adopted by the HPAB on May 18, 2017.

The applicant, who recently purchased the property and was approved a site plan [Case No. SP2016-018] for the purpose of converting the existing single-family home to an office building. on September 27, 2016, the Planning and Zoning Commission Under this request, the applicant is requesting a Certificate of Appropriateness (COA) for the modifications made to the exterior of the home without a COA (under previous owner) and to also make the following modifications to the home:

1. Match the windows on the side of the home to the front of the home and to paint the windows black.
2. To install ADA hand rails.
3. To install a wooden fence as shown in the exhibit provided.
4. To construct awnings, similar to the exhibit provided, on the front of the home.

According to Section 6.2.B, *Contributing Structure*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), a *contributing structure* is a building, site, structure, or object which adds to the historical architectural qualities, historical associations, or archaeological value for which a property or district is significant because:

1. It was present during the period of significance and possesses historical integrity reflecting its character at that time or is capable of yielding important information about the period; or,
2. It independently meets the National Register criteria. The level by which a property is "contributing" (high-, medium-, and low-contributing property) was originally determined by a historical survey of the properties within the Old Town Rockwall (OTR) District implemented by the Planning and Zoning Department through the spring and summer of 2000.

Furthermore, Section 6.2.G, *Standards of Approval*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) states that 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 the Unified Development Code (UDC). In addition, Section III.C, *Building Facades and Materials*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC):

- *Building Facades.* The 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. These 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. *The applicant is proposing to match the windows on the side of the home to the windows on the front of the home.*
- *Materials.* The existing building facade materials on a building should be respected and not be changed or concealed by the introduction of a different material. *The applicant is not proposing to make any additional changes to the façade besides the replacement of windows.*
- *Replacement Materials.* When the existing facade materials are not the original type, then materials may be replaced with, or returned to the original type. *The applicant is proposing to replace the windows on the side of the home to look more like the original windows.*
- *Construction.* 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. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures. *The handrails will be similar to those in the Downtown District.*
- *Roofs.* The roof shape, form, and design, materials, colors, overhang, and slope shall be consistent with the style and period of the architecture of the buildings within the district. *The applicant changing the materials on the porch overhang to metal and will not change the roof slope.*

According to Section III.H, *Fences*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC):

- A fence in the front, side, or rear yards should meet all applicable city codes. Most fences require only a fence permit; however, a fence requiring a building permit will also be reviewed and approved by the board. 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. *The applicant is proposing to construct a wooden fence that is generally in conformance.*


In this case, the applicant's request is generally in conformance with all the guidelines for renovations and expansions of single-family homes within the City's historic district. In addition, the proposed structure does generally incorporate similar design elements as adjacent properties and approval of the request does not appear to impair the historical integrity of the subject property. Staff should note that many of the improvements have already been completed.

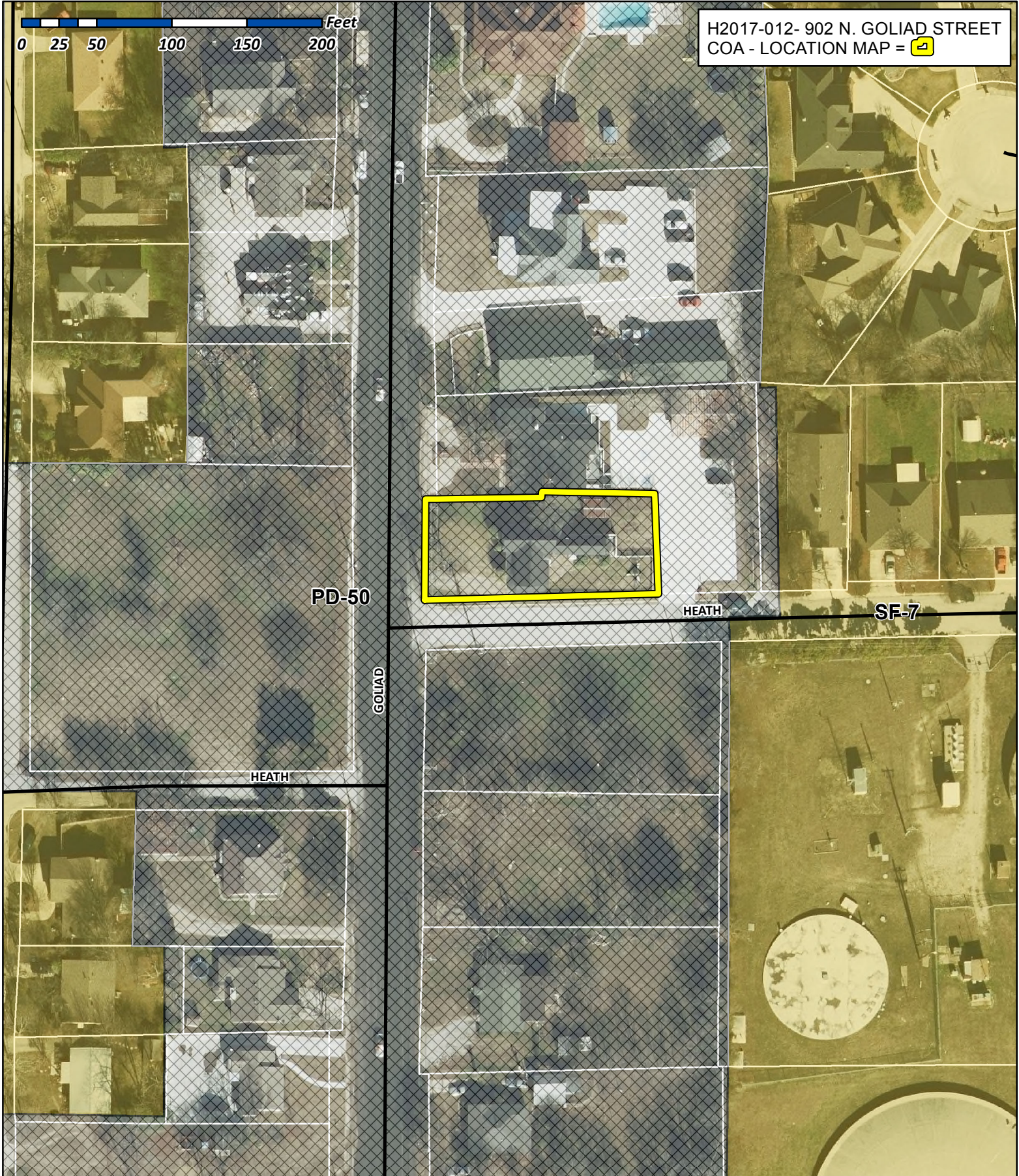
RECOMMENDATIONS:

Should the Historic Preservation Advisory Board (HPAB) approve the Certificate of Appropriateness (COA), staff would recommend the following conditions of approval:

- 1) Roof materials/colors should be visually compatible and compliment the style and period of the structure. Where historically typical materials are no longer available, compatible alternatives will be allowed.
- 2) Any construction or building necessary to complete this *Certificate of Appropriateness (COA)* request must conform to the requirements set forth by the UDC, the 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.

0 25 50 100 150 200 Feet

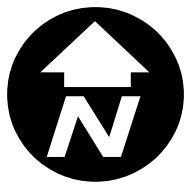
H2017-012- 902 N. GOLIAD STREET
COA - LOCATION MAP = 



City of Rockwall

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From: [Natalee Davenport](#)
To: [Brooks, Korey](#)
Subject: 902 Goliad
Date: Friday, August 04, 2017 4:11:38 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image008.png](#)
[image011.png](#)

Hi Korey. I'm so sorry, it's 4pm on the 4th, talk about waiting for the last minute.

To recap on my historical application....

1. Windows. I would just like to have approval to take the same window set up on the downstairs side of the home facing Heath....it's two single windows made into a double....and where the single window is in front of the home, make that a double window matching the side of the home....and then where the door was that is now sided back in....make that a double window also matching the side of the home.
2. Fence. I would like to have approval to have a sideways plank fence like the pictures provided.
3. Awnings. I would like to be able to construct awnings similar to the pictures provided over windows on the front of the home.
4. Railings. I provided pictures of the ADA railings for the sidewalk.

Thanks Korey.



Proposed Wooden Fence



Front Exterior Examples



Examples of Porch Overhangs



Front Door – paint grade – Naval SW6244



Examples of Porch Overhangs



Double Window on Side of Structure



Single Window on Front of Structure



Handrails in Downtown District



Handrails on Structure