

Planning and Zoning Case Check List

P & Z Case # H2017-017 P&Z Date _____ CC Date _____

Approved/Denied ARB Date _____ HPAB Date _____ Park Board _____

| Zoning Application |
|--|
| <input type="checkbox"/> Specific Use Permit |
| <input type="checkbox"/> Zoning Change |
| <input type="checkbox"/> PD Concept Plan |
| <input type="checkbox"/> PD Development Plan |

| Site Plan Application |
|--|
| <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Treescape |
| <input type="checkbox"/> Landscape |
| <input type="checkbox"/> Building Elevations |
| <input type="checkbox"/> Photometric/Lighting Plan |
| <input type="checkbox"/> Material Samples |
| <input type="checkbox"/> Color Rendering |

| Platting Application |
|--|
| <input type="checkbox"/> Master Plat |
| <input type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Replat |
| <input type="checkbox"/> Administrative/Minor Plat |
| <input type="checkbox"/> Vacation Plat |
| <input type="checkbox"/> Landscape Plan |
| <input type="checkbox"/> Treescape Plan |

- Copy of Ordinance (Ord. # _____)
- Application
- Receipt
- Location/Buffer Map
- Newspaper Public Notice
- 200 ft Buffer Public Notice
- Project Review
- Staff Report
- City Council Report
- Approval/Denial Letter
- Correspondence
- Copy - All Plans Required
- Copy - Mark-ups
- City Council Minutes - Laserfiche
- Minutes - Laserfiche

Plat Filed Date _____

Cabinet# _____

Slide# _____

Notes _____

Zoning Map Updated _____



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

CASE NUMBER: H2017-017

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

- Certificate of Appropriateness (COA)
- Local Landmark Evaluation & Designation
- Building Permit Waiver & Reduction Program
- Small Matching Grant Application

SPECIAL DISTRICTS [SELECT APPLICABLE]:

- Old Town Rockwall Historic (OTR) District
- Planned Development District 50 (PD-50)
- Southside Residential Neighborhood Overlay (SRO) District
- Downtown (DT) District

CONTRIBUTING STATUS [SELECT APPLICABLE]:

- Landmarked Property
- High Contributing Property
- Medium Contributing Property
- Low Contributing Property
- Non-Contributing Property

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- Residential
- Commercial

PROPERTY INFORMATION [PLEASE PRINT]

Address 902 N. Goliad Drive Rockwall TX 75087

Subdivision _____

Lot _____

Block _____

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Is the owner of the property the primary contact? Yes No

Applicant(s) is/are: Owner Tenant Non-Profit Resident

Check this box if Owner and Applicant are the same.

Other, Specify: _____

Owner(s) Name Natalee Davenport

Applicant(s) Name _____

Address 1640 Coastal Drive
Rockwall TX 75087

Address _____

Phone 972 523 3564

Phone _____

E-Mail ndavenport@servicefirstmtg.com

E-Mail _____

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

Construction Type [Check One] : Exterior Alteration New Construction Addition Demolition
 Relocations Other, Specify: _____

Estimated Cost of Construction/Demolition of the Project (if Applicable): \$ 20,000

PROJECT DESCRIPTION. In the space provided below or on a separate sheet of paper, describe in detail the work that will be performed on site. For *Local Landmark Evaluation & Designation* requests indicate any additional information you may have concerning the property, history, significance, present conditions, status, current or past use(s), etc. Staff recommends that photographs of the interior and exterior of the property are submitted with this application.

building a deck across the side of the home, wrapping around to the back door.

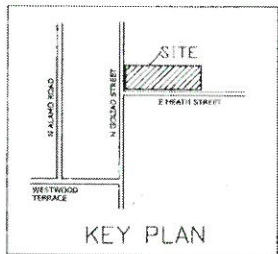
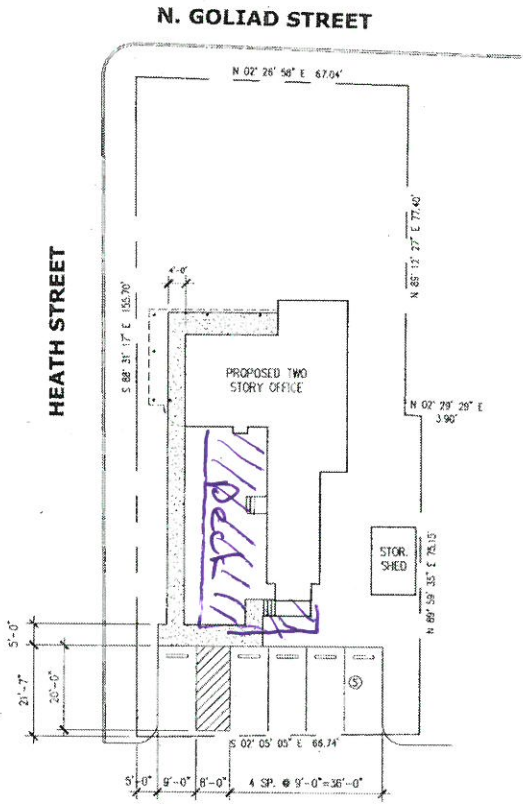
OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I acknowledge that I have read this application and that all information contained herein is true and correct to the best of my knowledge. Furthermore, I understand that it is necessary for me or a representative to be present at a public hearing for this case to be approved.

Owner's Signature [Signature]

Applicant's Signature _____

CONTINGENT TO OWNER PLANS AND TO NOT BE AND NOT BEHOLDEN SUBJECTS OF ANY SUBSEQUENT RECORD CORRECTIONS.



W.D. AUSTIN ADDITION
 BEING A 0.24 AC. TRACT OF LAND SITUATED IN THE
 S.S. MCCURRY SURVEY BEING 902 N. GOLIAD ROAD, IN
 THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PARKING REQUIREMENTS
 OFFICE 2-25 SF & 1,000 + 3
 3 PARKING SPACES REQUIRED
 1 PARKING SPACE REQUIRED FOR 1-25
 1 PARKING SPACE PROVIDED

CASE NO. SP2016-018



OWNER
NATALEE DAVENPORT
 2105 WATERVIEW PKWY
 RICHARDSON, TEXAS 75080
 214-976-0204

- PLACING & CONSTRUCTION**
GENERAL NOTES:
1. ALL PLACING AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND SPECIFICATIONS.
 2. ALL PLACING AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND SPECIFICATIONS.
 3. ALL PLACING AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS CONSTRUCTION CODES AND SPECIFICATIONS.
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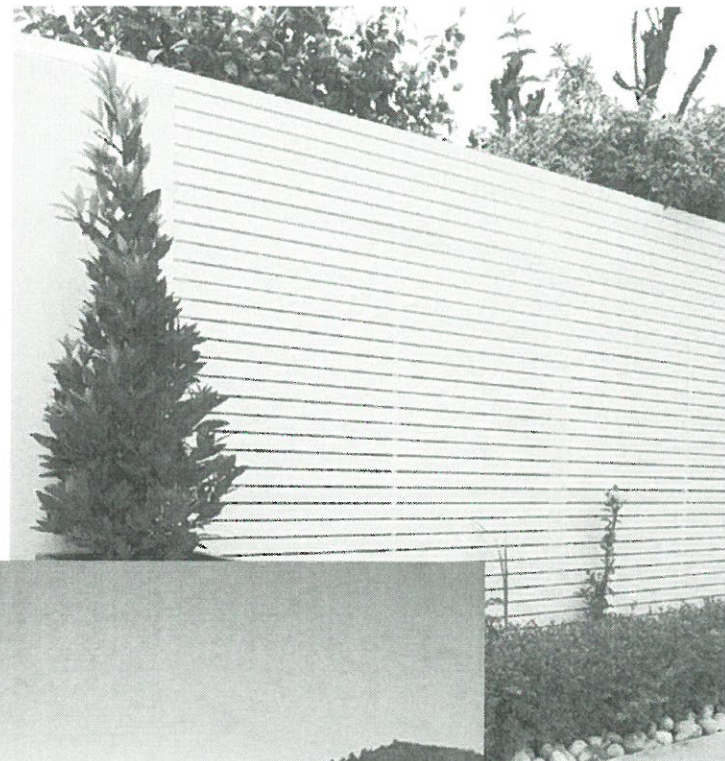
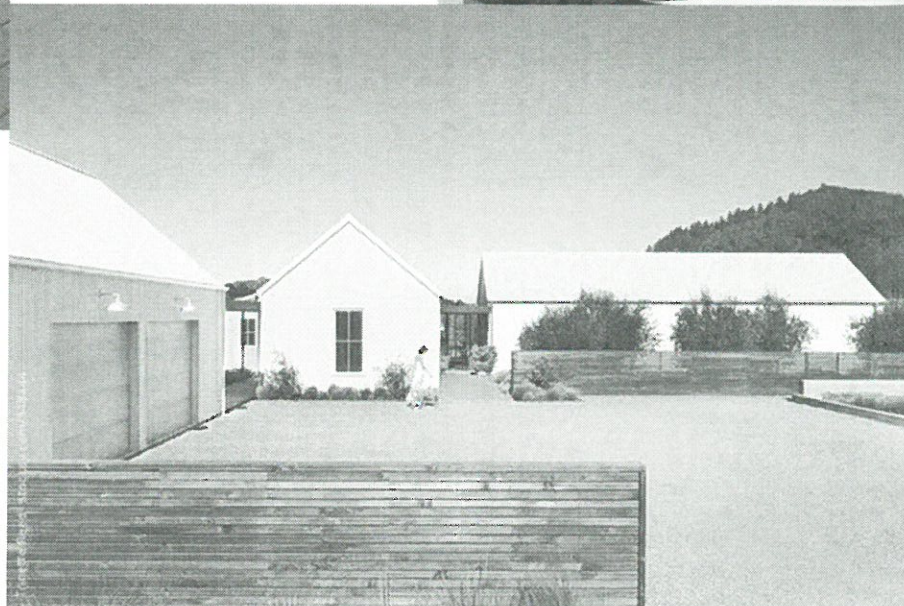
MEDICAL COMMERCIAL RESIDENTIAL RESTAURANTS
 CHURCHES INSTITUTIONAL
MERSHAWN ARCHITECTS
 1000 W. GOLIAD STREET, SUITE 100
 ROCKWALL, TEXAS 75080
 PHONE: 972-982-0000
 FAX: 972-982-0000

PROPOSED OFFICE
 902 N. GOLIAD ST., ROCKWALL, TEXAS


SITE PLAN

| | |
|--------------|-------------|
| Scale: | 1" = 10'-0" |
| Date: | 06/04/16 |
| Project No.: | 1006 |
| Drawn by: | ML |
| Checked by: | ML |
| Sheet: | A1 |

Deck & Railing





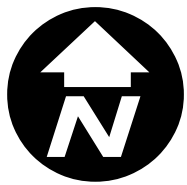
H2017-017- 902 N. GOLIAD STREET
COA - LOCATION MAP = 



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, TEXAS

MEMORANDUM

TO: Historic Preservation Advisory Board [HPAB]

FROM: Korey Brooks

CC: Ryan Miller, Director of Planning and Zoning

DATE: December 21, 2017

SUBJECT: H2017-017; 902 N. Goliad-Spafford House

On August 17, 2017, the Historic Preservation Advisory Board [HPAB] approved a Certificate of Appropriateness (COA) [Case No. H2017-012] to allow modifications made to the exterior of the house that were completed by a previous owner without a Certificate of Appropriateness (COA). In addition, the applicant proposed to 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.
5. To change the siding to board and batten as shown in the exhibit provided.

Since that time, the applicant started construction of a deck without seeking approval from the Historic Preservation Advisory Board [HPAB]. When staff was made aware of the construction of the deck, the applicant was notified that an approved Certificate of Appropriateness (COA) would be required to continue construction of the deck. On November 16, 2017, the applicant submitted a request for the approval of a Certificate of Appropriateness (COA) for the purpose of constructing an ~12' x 25' wood deck toward the rear of the home. At the time the case was presented, the applicant was unavailable to answer questions therefore the Historic Preservation Advisory Board [HPAB] made a motion to postpone the case until the applicant was available. Attached are pictures submitted by the applicant depicting current condition of the house, the proposed changes, and the Case Memo from the November 16, 2017 Historic Preservation Advisory Board [HPAB] meeting.

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

AGENDA DATE: 11/16/2017

APPLICANTS: Natalee Davenport

AGENDA ITEM: H2017-017; COA for 902 N. Goliad Street

SUMMARY:

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) allowing for changes for a medium-contributing property, 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:

The applicant is requesting the approval of a Certificate of Appropriateness (COA) for the purpose of constructing a 15' x 15' wood deck toward the rear of the home. This property is identified as a medium-contributing property. On September 27, 2016, the Planning and Zoning Commission approved a site plan [Case No. SP2016-018] for the purpose of converting a single-family home into an office building. On August 17, 2017, the Historic Preservation Advisory Board (HPAB) approved a COA [Case No. H2017-012] to allow modifications to the exterior of the home that were completed by a previous owner without a (COA). In addition, the COA also allowed 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.
5. To change the siding to board and batten as shown in the exhibit provided.

At that time, the applicant stated that additional modifications were desired, however, she would apply for a COA once she decided what the additional modifications would include. Since the approval of the COA, the applicant has started construction on a deck to the rear of the office building without seeking approval from the Historic Preservation Advisory Board (HPAB). Staff have been provided with a site plan, pictures of the existing construction, and example pictures of how the deck will look once finished, which were included in the attached packet.

According to 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 an application for a (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, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC):

- *New Additions.* All new additions should recognize and maintain the established historic home site orientation, and side and front setbacks within the block face and be visually compatible with and maintain the established rhythm and setback spacing. *The applicant will be in compliance with the setbacks for this district.*

- *New Structures.* New Structures should be building to maintain an elevation with a pier-and-beam appearance. *The constructed deck is pier-and-beam construction.*
- *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 match the columns of the deck with the replacement columns on the front of the home.*
- *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. Additionally, all building columns should be of a style and materials of the period and style of the building. *The railings and columns will be of a farmhouse style.*
- *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 is not proposing to add a roof to this deck.*

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) 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.













Service First Mortgage

902 N. Goliad,

Rockwall, TX 75087

Front Exterior

Painting entire house white

Replace existing windows with single pane windows across front of house.



Example of windows



Metal roof awning over first floor windows

Adding metal to front porch roof



Kitchen Window



- This will be a large open window that will open up to the deck.

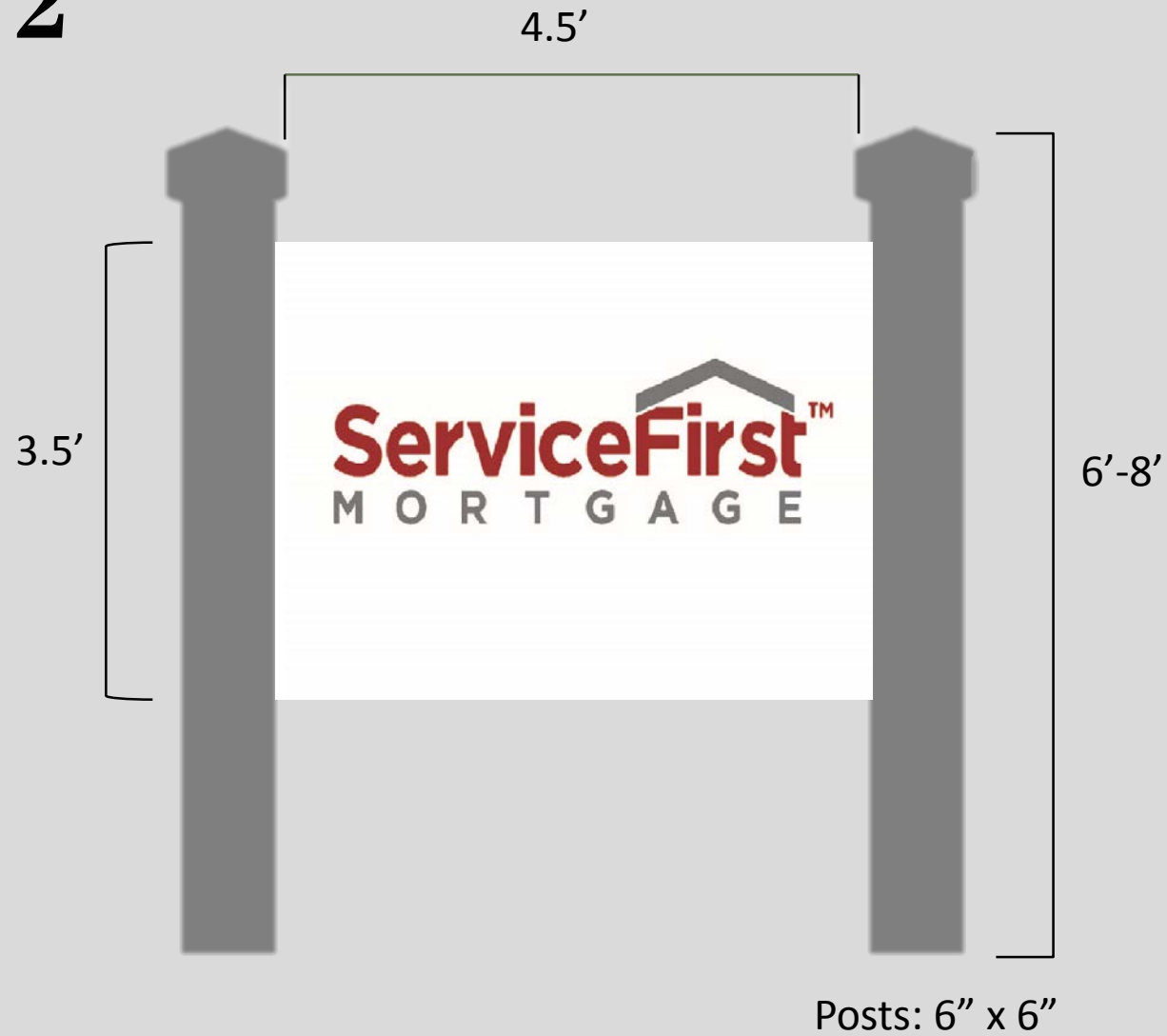
Sign Ideas

Sign Idea 1

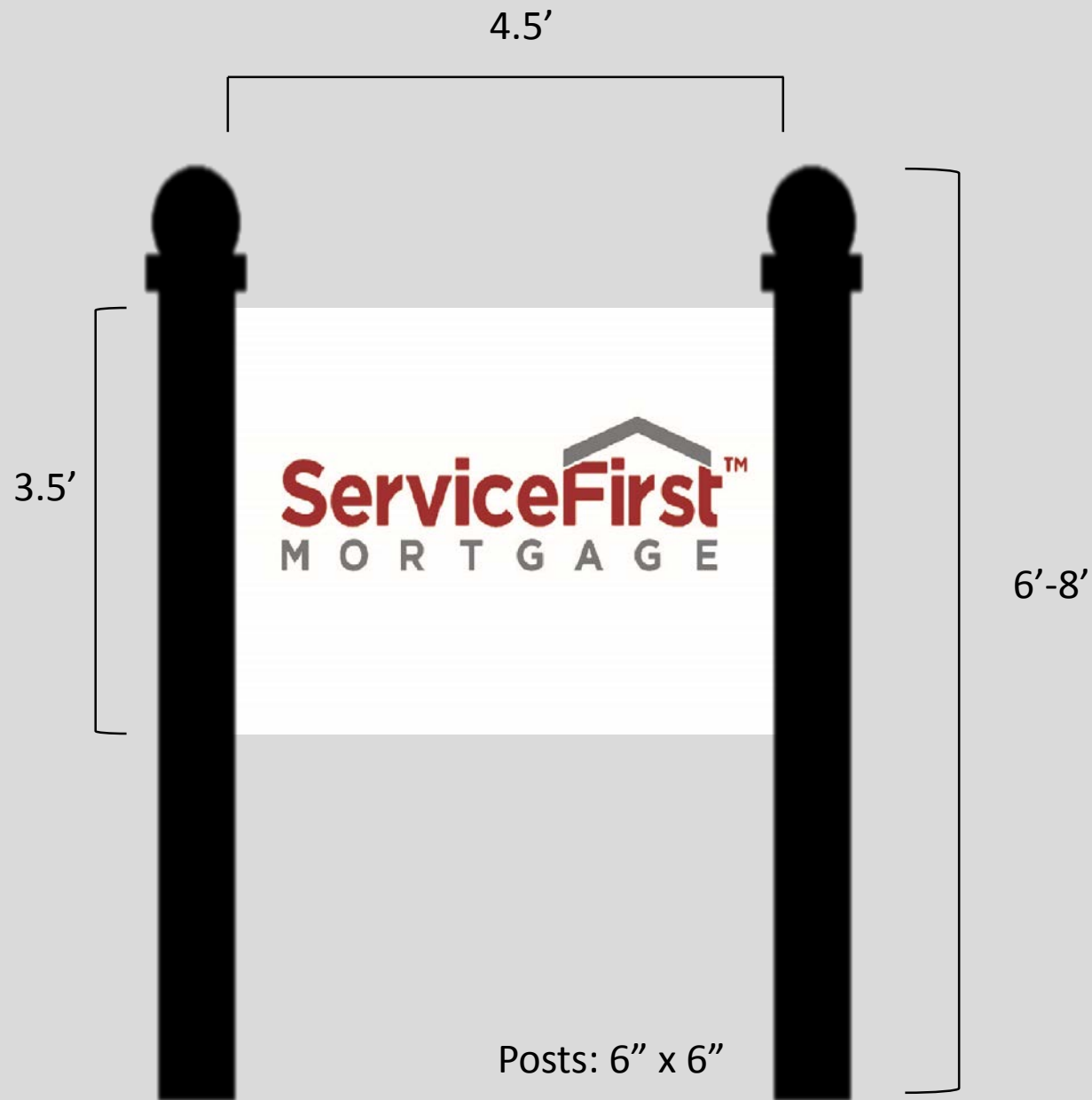


Posts: 6" x 6"

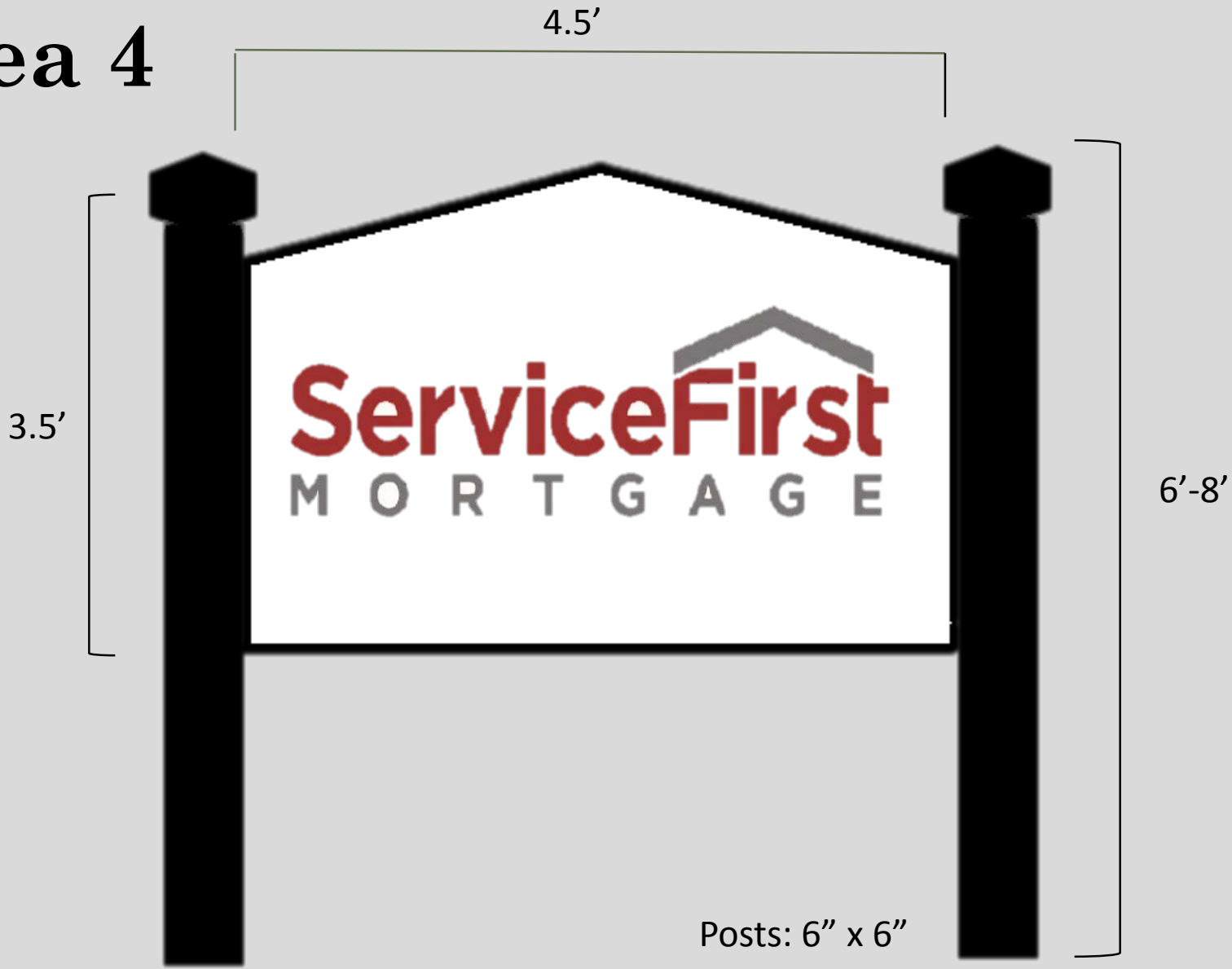
Sign Idea 2



Sign Idea 3



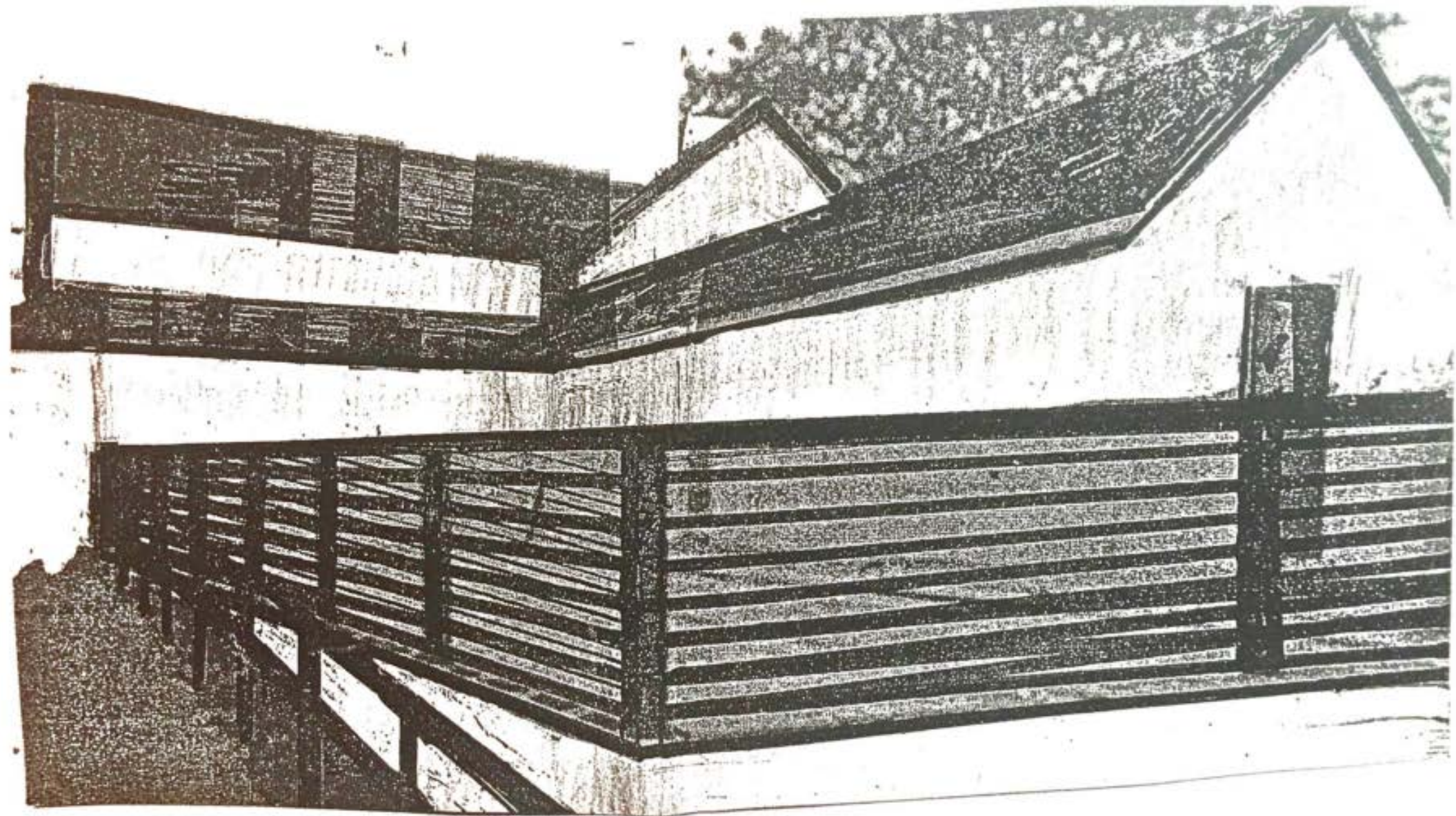
Sign Idea 4



Sign Example:



Deck Plans







Deck Dimensions

We are using treated lumber for the deck. The deck floor will be painted a light gray, while the railings, steps and underneath will be painted white. We will add stairs off of the deck, as shown in the pictures.

