



PLANNING AND ZONING CASE CHECKLIST

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

HPAB # H 2018-003 P&Z DATE _____ CC DATE _____
P&Z CASE # _____

APPROVED/DENIED ARB DATE _____ HPAB DATE 1/18/2018 PARK BOARD DATE _____

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"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<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

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> 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-

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

DIRECTOR OF PLANNING: [Signature]
DATE RECEIVED: 01/23/18
RECEIVED BY: KOREY

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 Rockwall 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
 Address: 11640 Coastal Drive Rockwall TX 75087
 Phone: 972-523-3564
 E-Mail: ndavenport@servicefirstmtg.com

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

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

Estimated Cost of Construction/Demolition of the Project (if Applicable): \$ _____

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.

- Wooden deck with railing ~~around~~^{NO} around the back of the home
 - Window on the side of home facing North
 - Repair other side privacy fence

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: [Signature]

Deck Plans

SERVICE FIRST MORTGAGE COMPANY

902 N. GOLIAD RD.

ROCKWALL, TX 75032

Kitchen Window

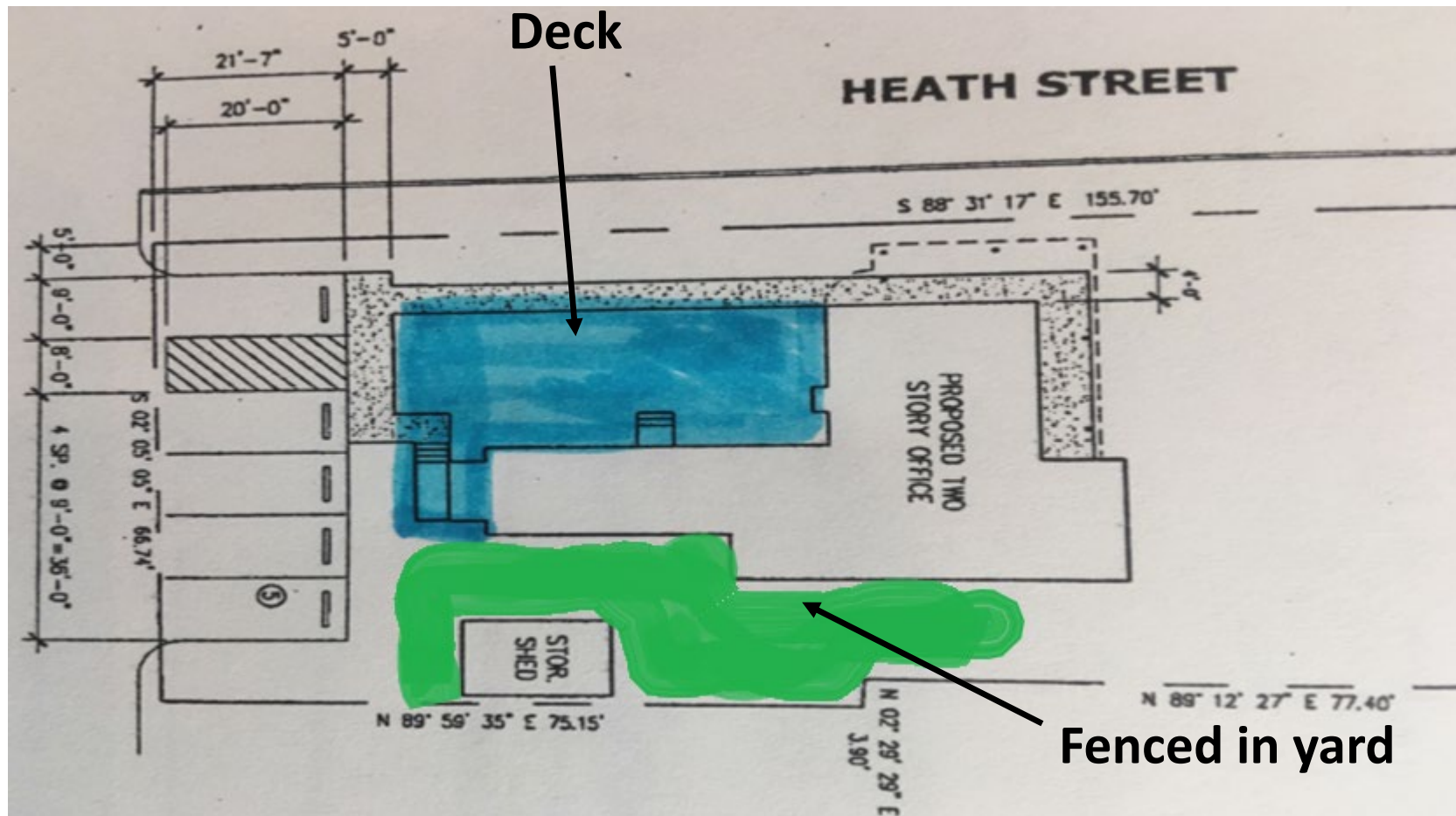


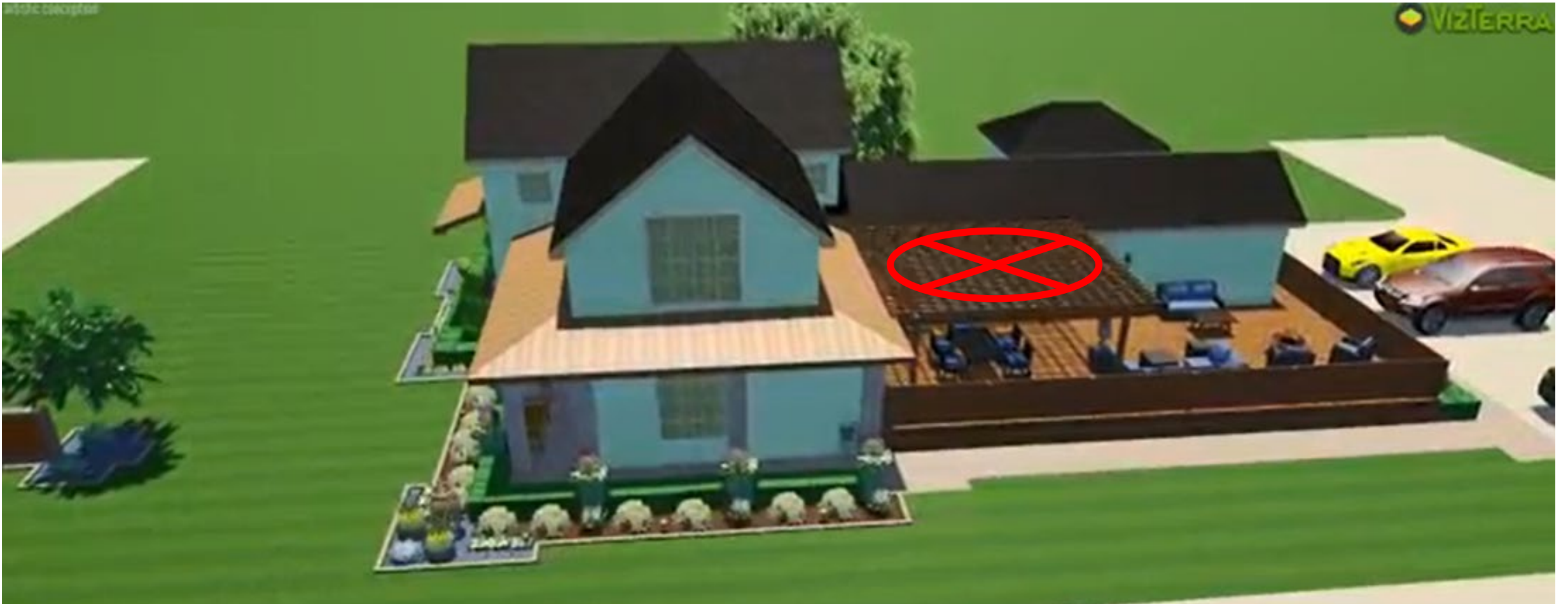
- The kitchen window will be a 4 pane window which opens up to the deck and matches the style of the windows on the front of the home. The grid will be black.

Deck Description

- We are using treated lumber for the deck. The deck floor will be painted a light gray.
- The railings to the deck will be a traditional style, which will be painted white.
- We will add the stairs to the back of deck as shown in the pictures to follow.
- The ADA railing will be painted gray.
- Lights will string above the deck as shown in one of the pictures (Option 1).
- There will be no gazebo/roof to the deck.
- The deck skirt will be board and batten to match the back of the home.

Location





There will be NO gazebo or roof on the deck. This picture is used just for a better visual of the house with the deck.



All of the deck options shown in this presentation still allow for a big yard on the other side of the home.

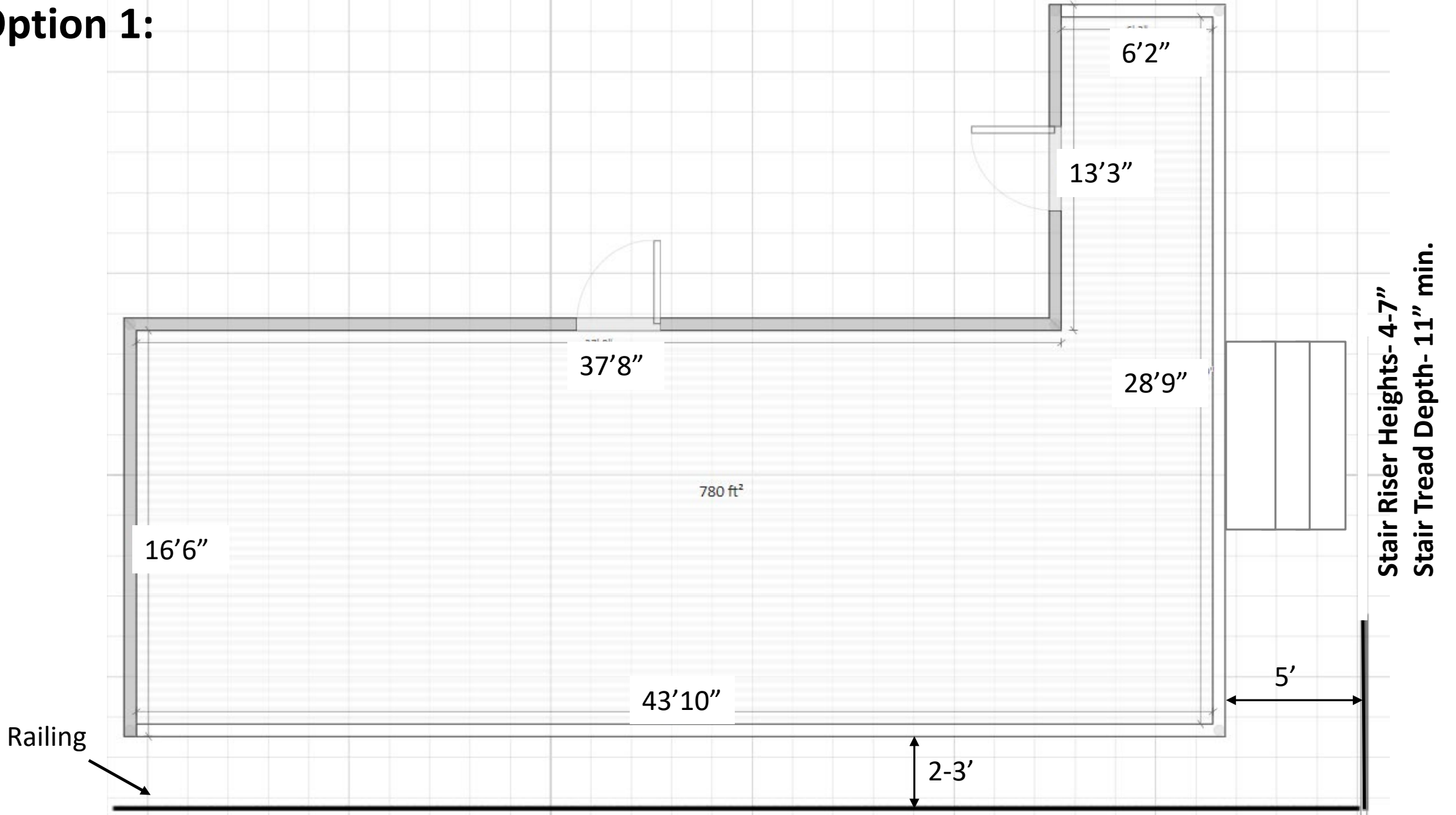
Option 1- The back and side of the deck have been cut back. This allows landscaping on both sides of the stairwell and beside the ADA railing.



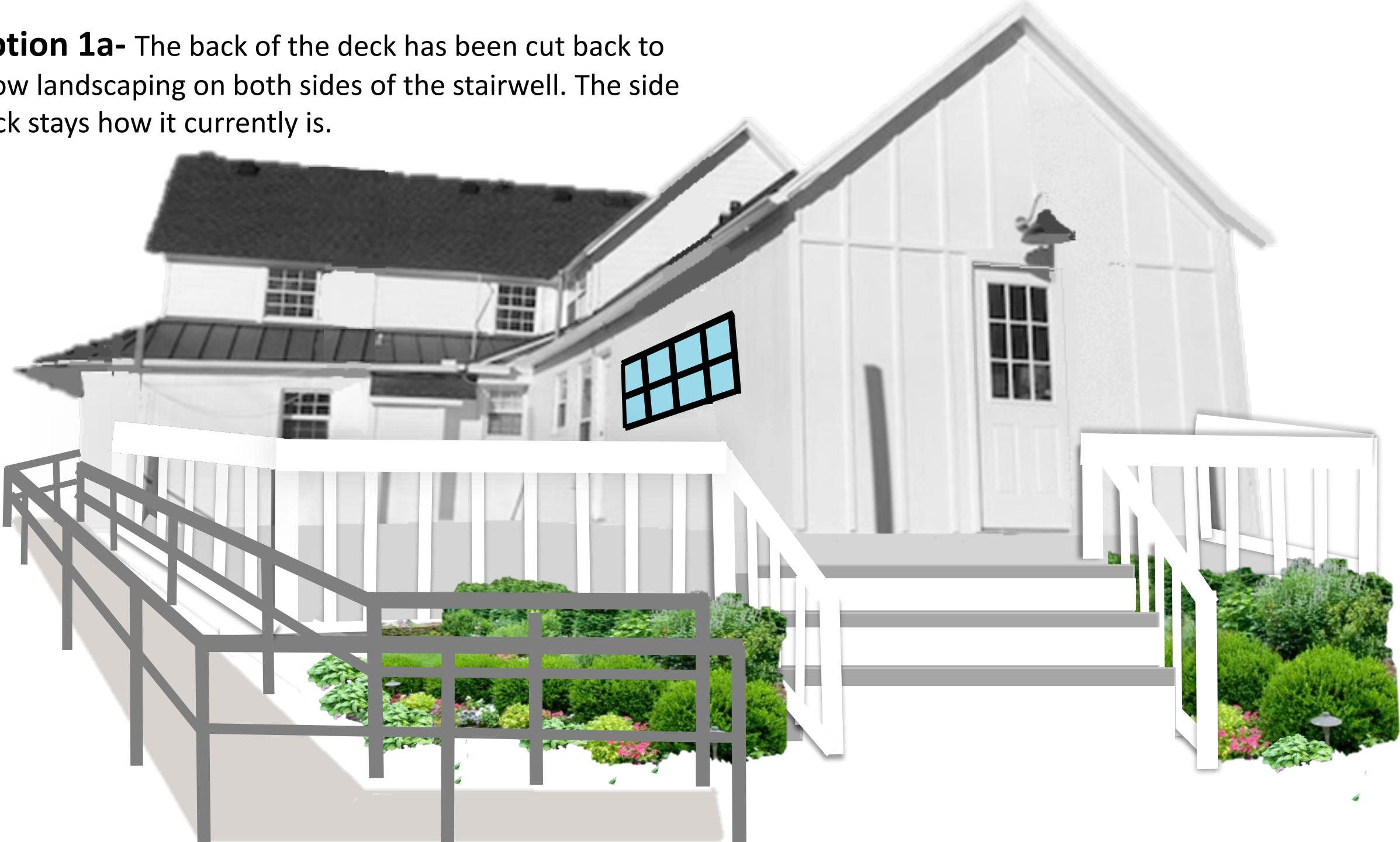
String lights over deck

4 Pane Window

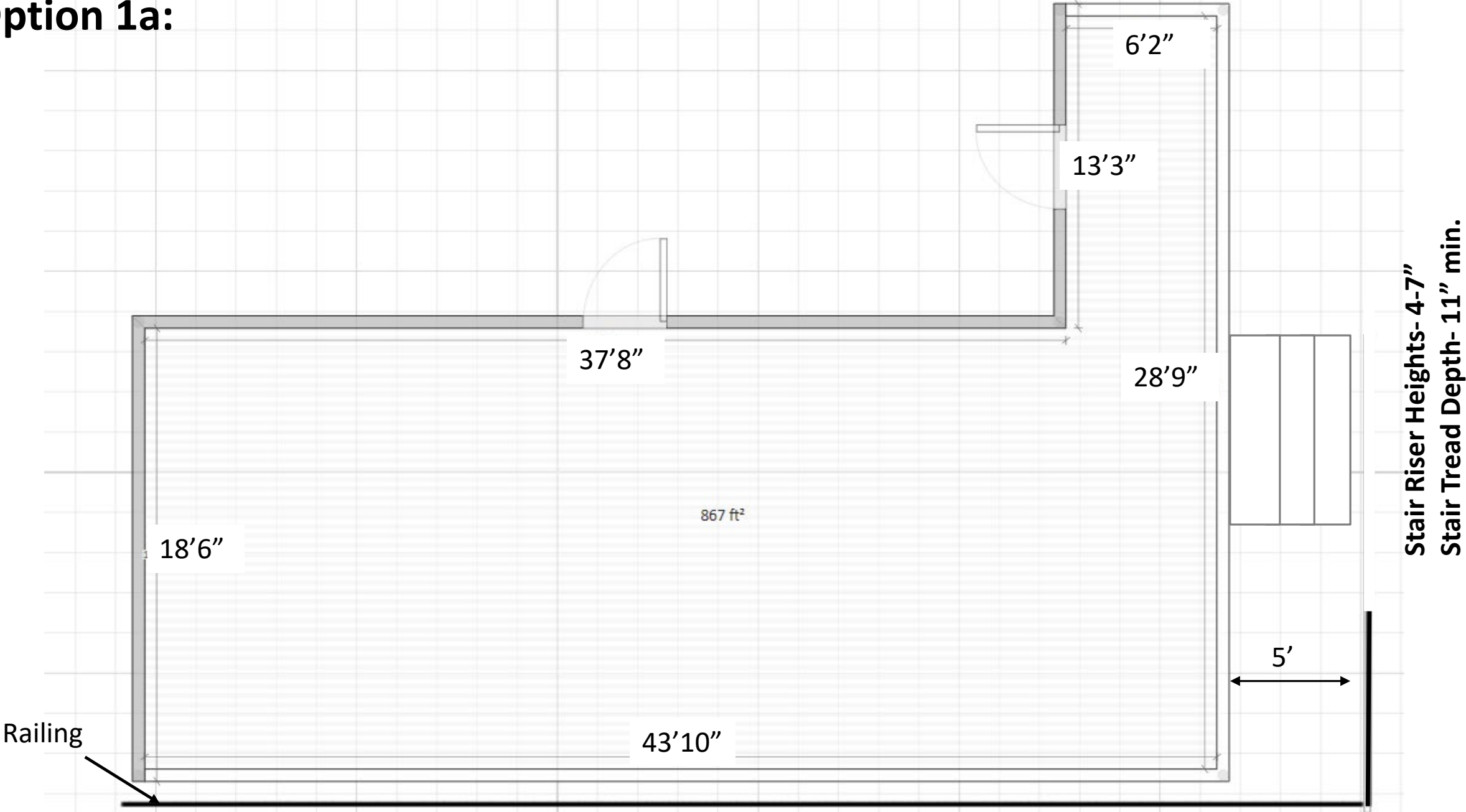
Option 1:



Option 1a- The back of the deck has been cut back to allow landscaping on both sides of the stairwell. The side deck stays how it currently is.

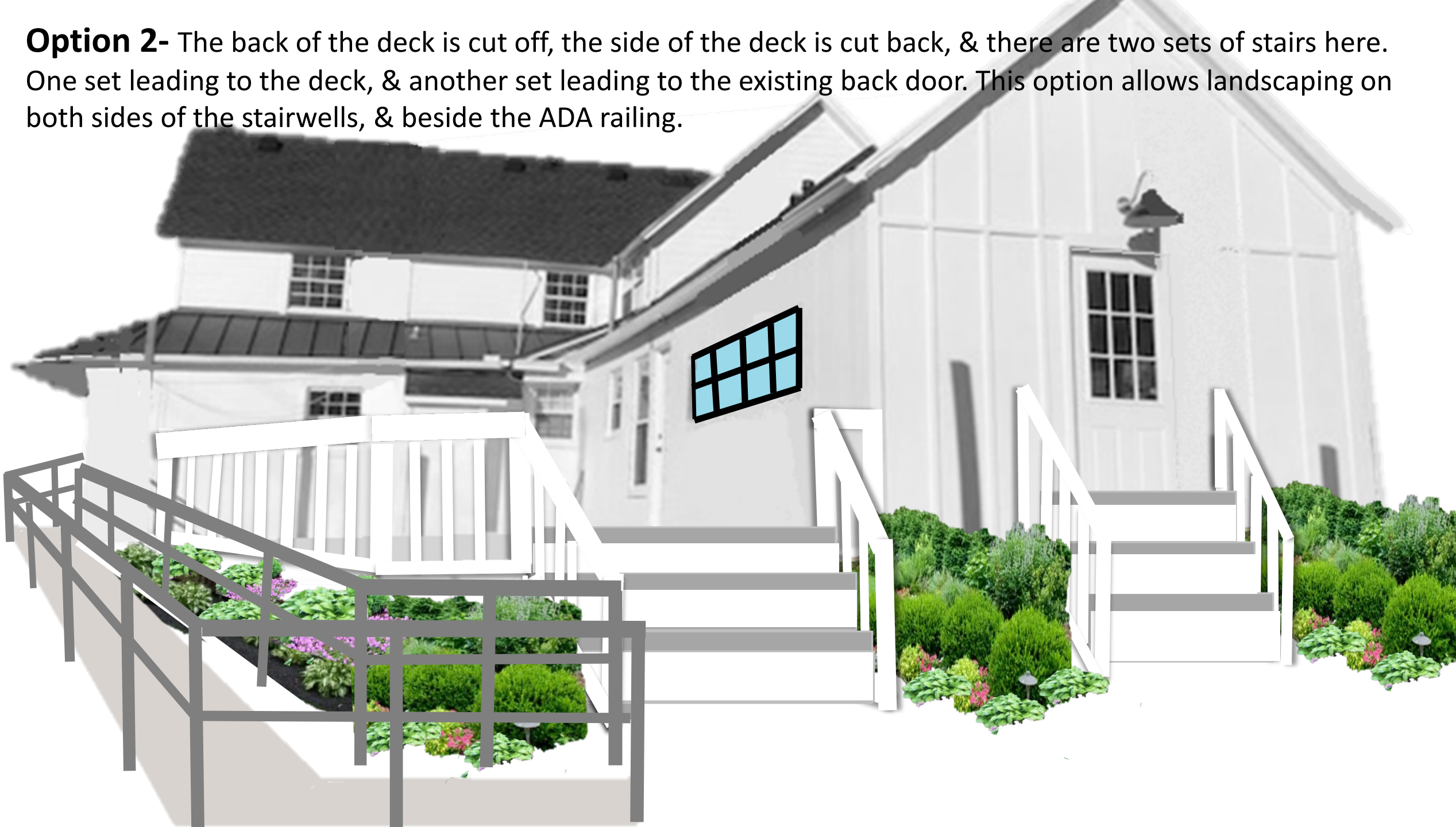


Option 1a:



**Stair Riser Heights- 4-7"
Stair Tread Depth- 11" min.**

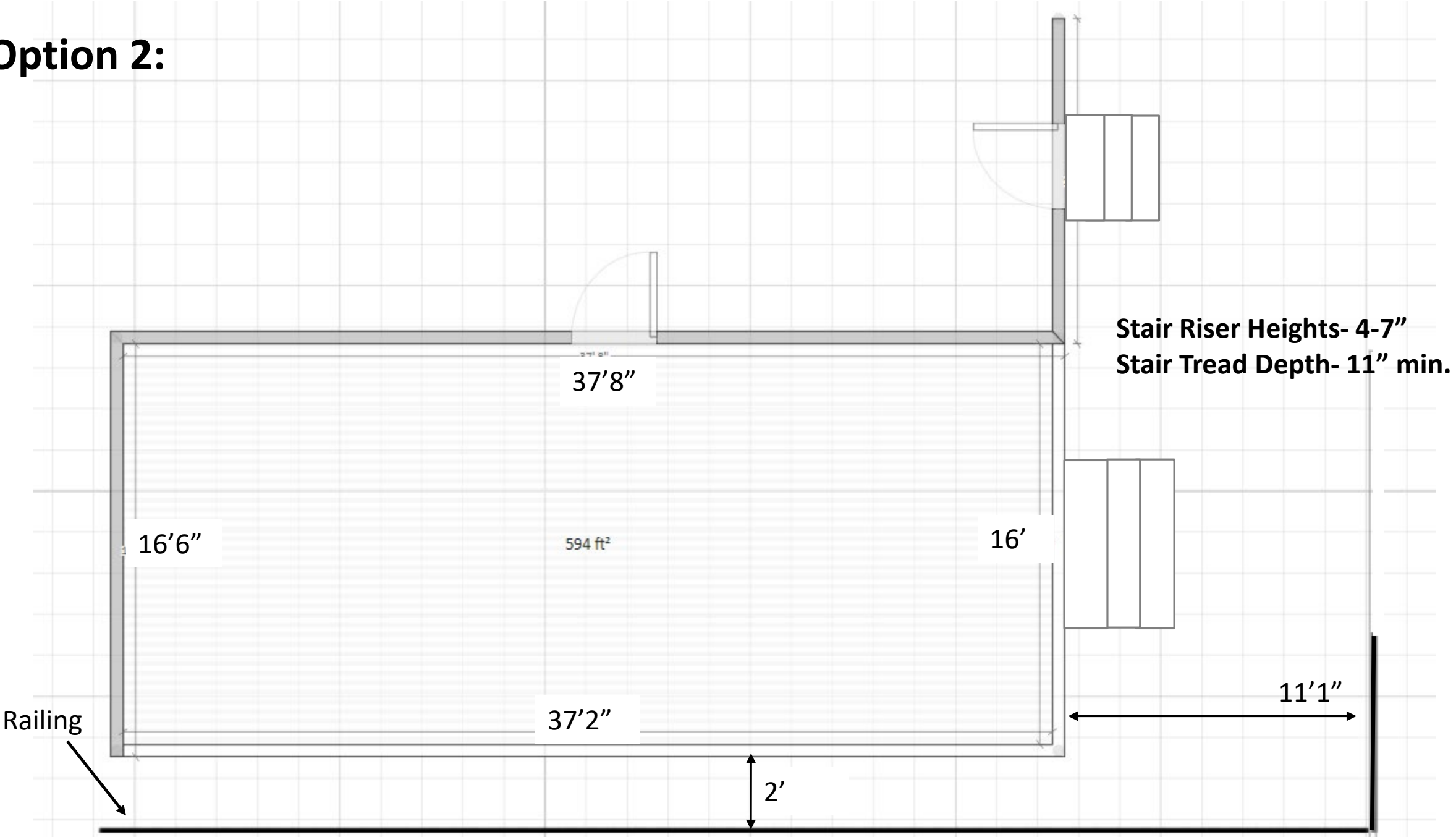
Option 2- The back of the deck is cut off, the side of the deck is cut back, & there are two sets of stairs here. One set leading to the deck, & another set leading to the existing back door. This option allows landscaping on both sides of the stairwells, & beside the ADA railing.



Option 2 (Side View)



Option 2:



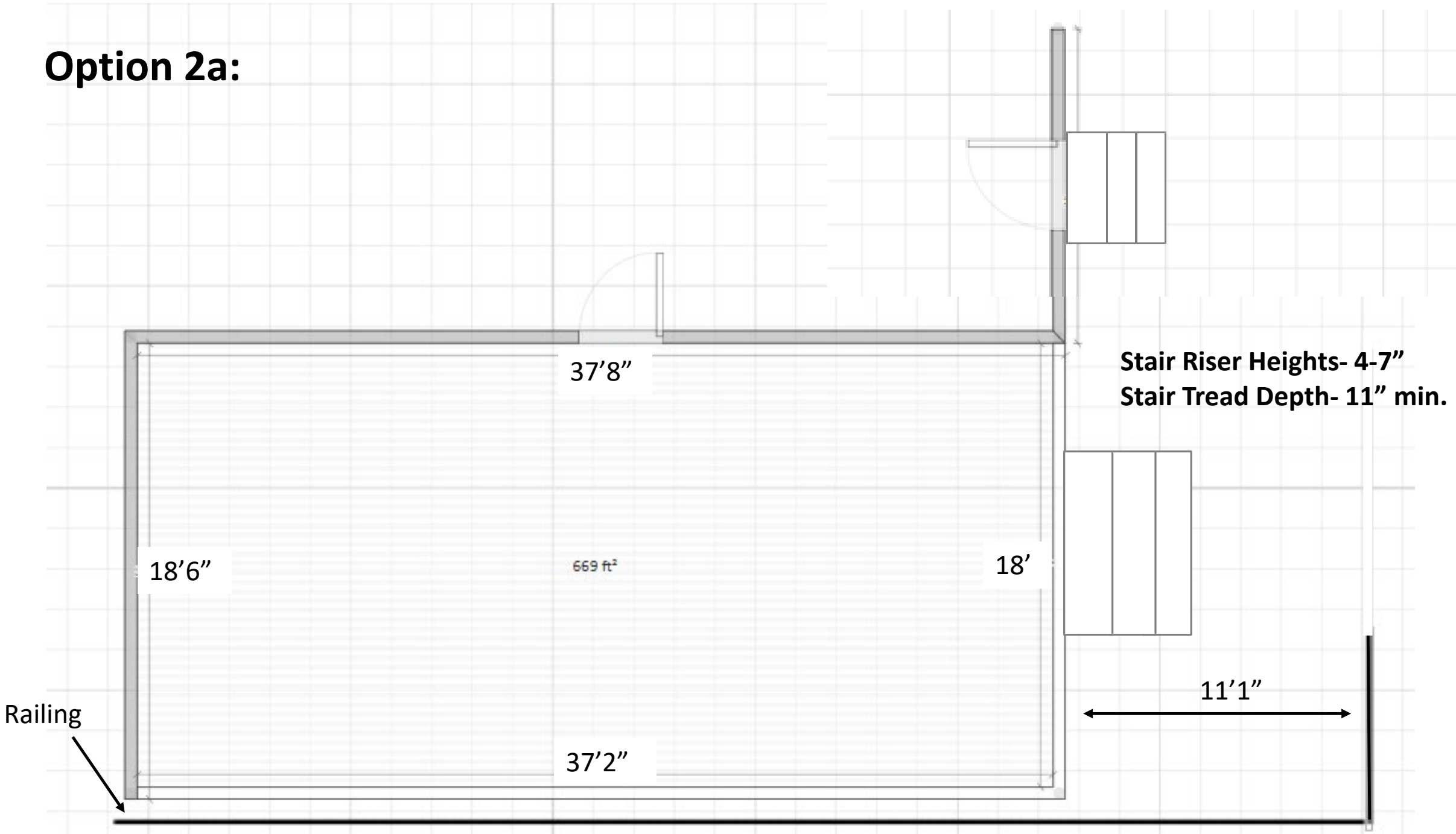
Option 2a- The back of the deck is still cut off like option two, however the side of the deck stays how it currently is. There are still two sets of stairs leading to the deck and to the existing back door. This option still allows landscaping on both sides of the back stairwell.



Option 2a (Side View)



Option 2a:



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

AGENDA DATE: 02/15/2018

APPLICANTS: Natalee Davenport

AGENDA ITEM: H2018-003; 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:

On January 16, 2018, the City Council ruled that the Historic Preservation Advisory Board (HPAB) did not err in its decision in denying *Case No. H2017-017*; however in making the motion the City Council waived the one (1) year period for submitting a subsequent Certificate of Appropriateness (COA). *Case No. H2017-017* dealt with a request to allow the construction of a deck and sliding window on the house at 902 N. Goliad Street, which is identified as a *Medium Contributing* property and is currently zoned and site planned as an office. When this request came to the HPAB, the deck had been partially built without a COA or building permit being issued. The purpose of the City Council's motion was to allow the applicant the ability to propose an alternative plan for the HPAB's consideration without having to remove the current improvements. In response to this motion, the applicant has submitted four (4) configurations for the proposed deck, and is seeking guidance from the HPAB on what would be acceptable. The four (4) proposed configurations are as follows:

Option 1. The back of the deck is reduced by five (5) feet and side of the deck is reduced by two (2) feet for an overall square footage of 780 SF. This option has one (1) set of stairs leading to both the back door and the deck. The deck wraps around the side of structure to the rear allowing access to the back door. This option accomplishes the same intent as the original request, and reduces the size of the deck by 261 SF (i.e. 1,041 SF – 780 SF). In addition, this option incorporate landscaping beds in between the deck and the hand railing that may soften the look of the deck.

Option 1(A). The back of the deck is reduced by five (5) feet and the side remains at 18' 6". This option has one (1) set of stairs leading to both the back door and the deck. The deck would be 867 SF and would wrap around from the side of the structure allowing access to the back door. This option accomplishes what the applicant originally intended, however, would reduce the deck by 174 SF (i.e. 1,041 SF – 867 SF) and would not incorporate landscaping between the deck and the hand railing.

Option 2. The back of the deck will be reduced to the back line of the home and the side is reduced by two (2) feet. This option would incorporate two (2) sets of stairs, one (1) leading to the back door and (1) leading to the deck. The deck would be reduce to 594 SF. This would reduce the deck by 447 SF (i.e. 1,041 SF – 594 SF). This option would incorporate landscaping between the hand railing and the deck.

Option 2A. The back of the deck is reduced to the back line of the home. There is one (1) set of stairs leading to the deck and a separate set of stairs leading to the back door of the office building. The side of the deck remains as is. The deck is reduced to 669 SF and does not wrap around to the rear of the structure. This option would reduce the deck by 372 SF (i.e. 1,041 SF – 669 SF) and requires individuals to go down one set of stairs and up another set of stairs to get from the back door to the deck.

In addition to the deck, the applicant is also requesting approval of the bar top window. As with the deck the applicant is proposing two (2) window configurations for the side of the home, which are as follows:

Option 1. One (1) hydraulic window that will resemble two (2), four (4)pane windows. When closed, the window will look like two (2), four (4)-pane windows placed side-by-side. This option allows for the modern functioning window desired by the applicant

Option 2. Two (2) bi-fold windows that will resemble a two (2), four (4)-pane windows that will have a sliding mechanism to allow the windows to open in an accordion style. When closed, the window will look like two (2), four (4)-pane windows placed side-by-side. This option is more compatible with the style and period of the home when open and closed.

The applicant is also proposing to make the following additional changes to the home:

- 1) Utilize four (4) pane windows on the front side in conformance with the HPAB's recommendation at the last meeting.
- 2) Utilize traditional style deck railing.
- 3) Paint the existing sidewalk handrails grey.
- 4) Constructing a board-and-batten skirt along the deck that will match the house.

The applicant has provided visual examples of all options for the deck and window in your packet. These examples also depicted the additional items listed above.

According to Section 6.2.G, *Standards of Approval*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) 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 built to maintain an elevation with a pier-and-beam appearance. *The constructed deck is pier-and-beam construction and will have a board-and-batten skirt that is consistent with the primary structure.*
- *Materials.* The existing building facade materials 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. The windows are being proposed in the front of the home are generally representative of the style of period of the structure. The large window on the side of the home will have the appearance of a four (4)-pane window.*

- *Construction.* 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 that will match the existing primary structure.*


In this case, the applicant's request is generally in conformance with all the guidelines for renovations and expansions of a single-family home 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; however, the approval of a COA is a discretionary decision for the HPAB.

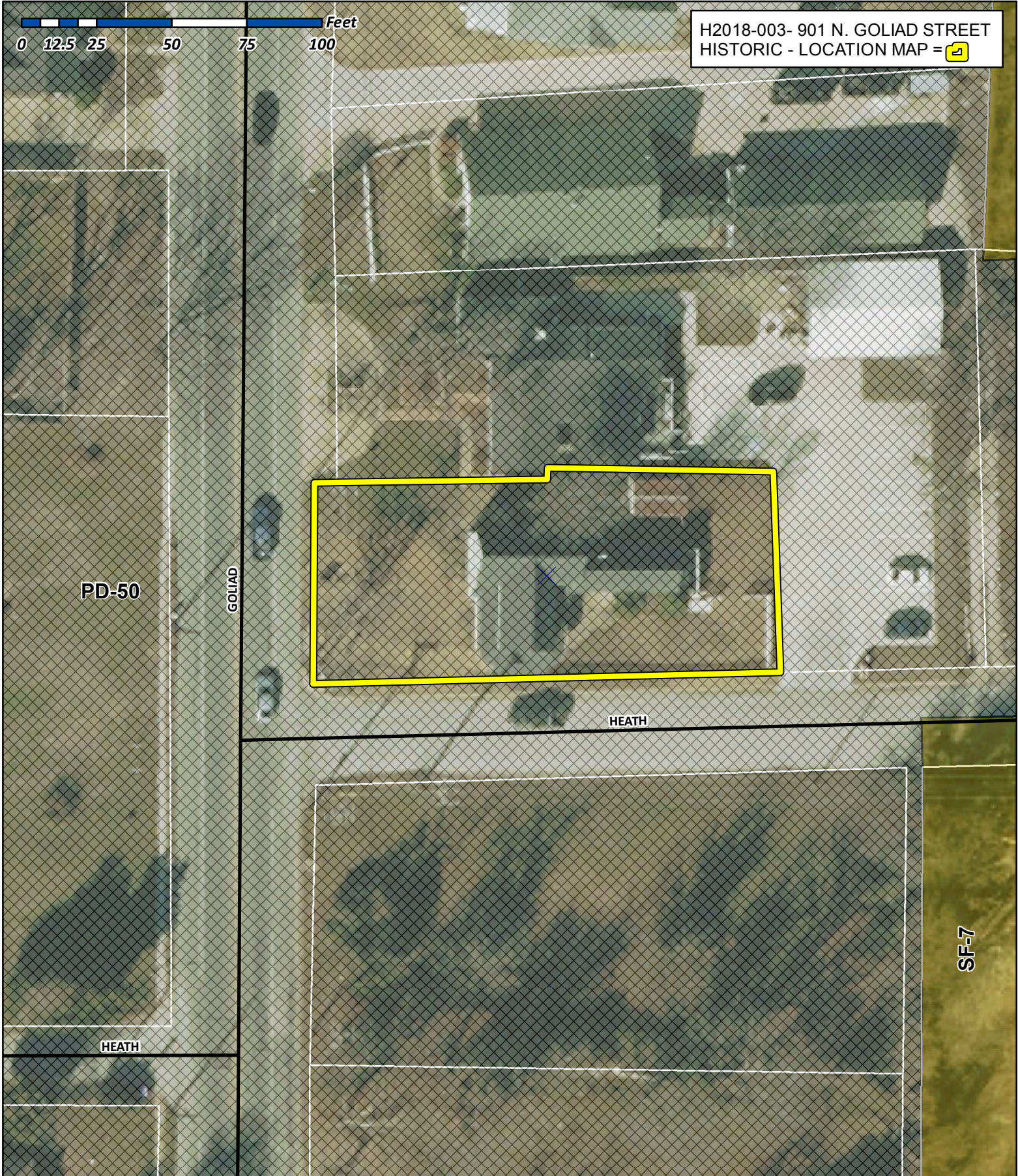
RECOMMENDATIONS:

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.

0 12.5 25 50 75 100 Feet

H2018-003- 901 N. GOLIAD STREET
HISTORIC - LOCATION MAP = 



PD-50

GOLIAD

HEATH

HEATH

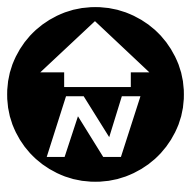
SF-7



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.



Deck Plans

SERVICE FIRST MORTGAGE COMPANY

902 N. GOLIAD RD.

ROCKWALL, TX 75032



Kitchen Window

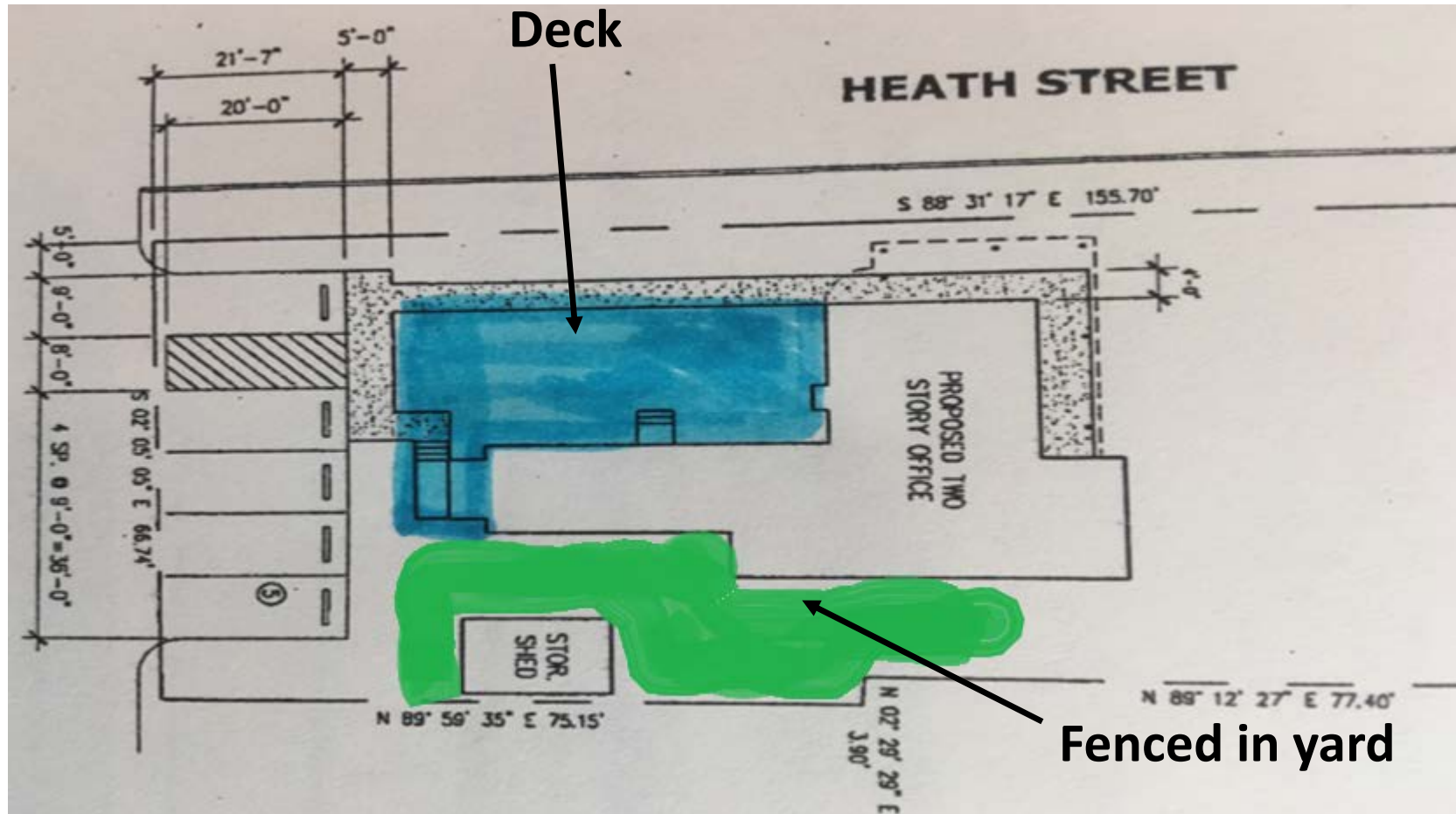


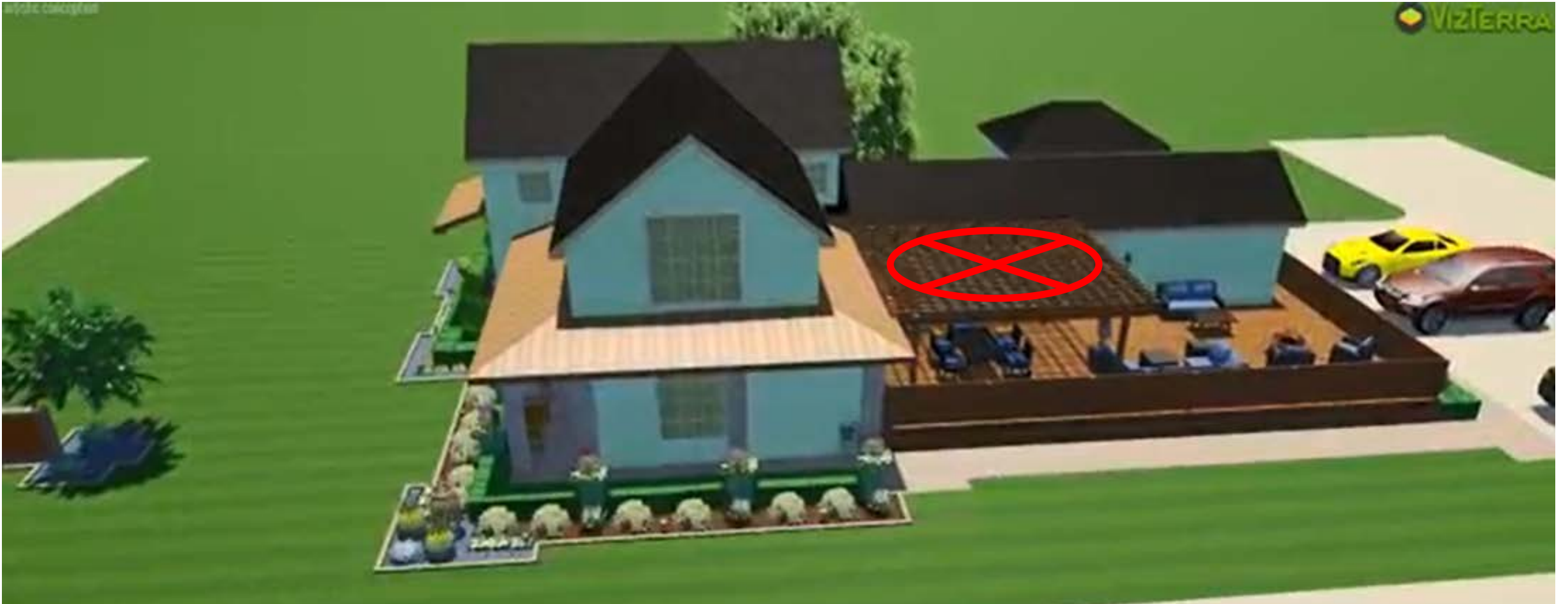
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Deck Description

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- The ADA railing will be painted gray.
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- There will be no gazebo/roof to the deck.
- The deck skirt will be board and batten to match the back of the home.

Location





There will be NO gazebo or roof on the deck. This picture is used just for a better visual of the house with the deck.

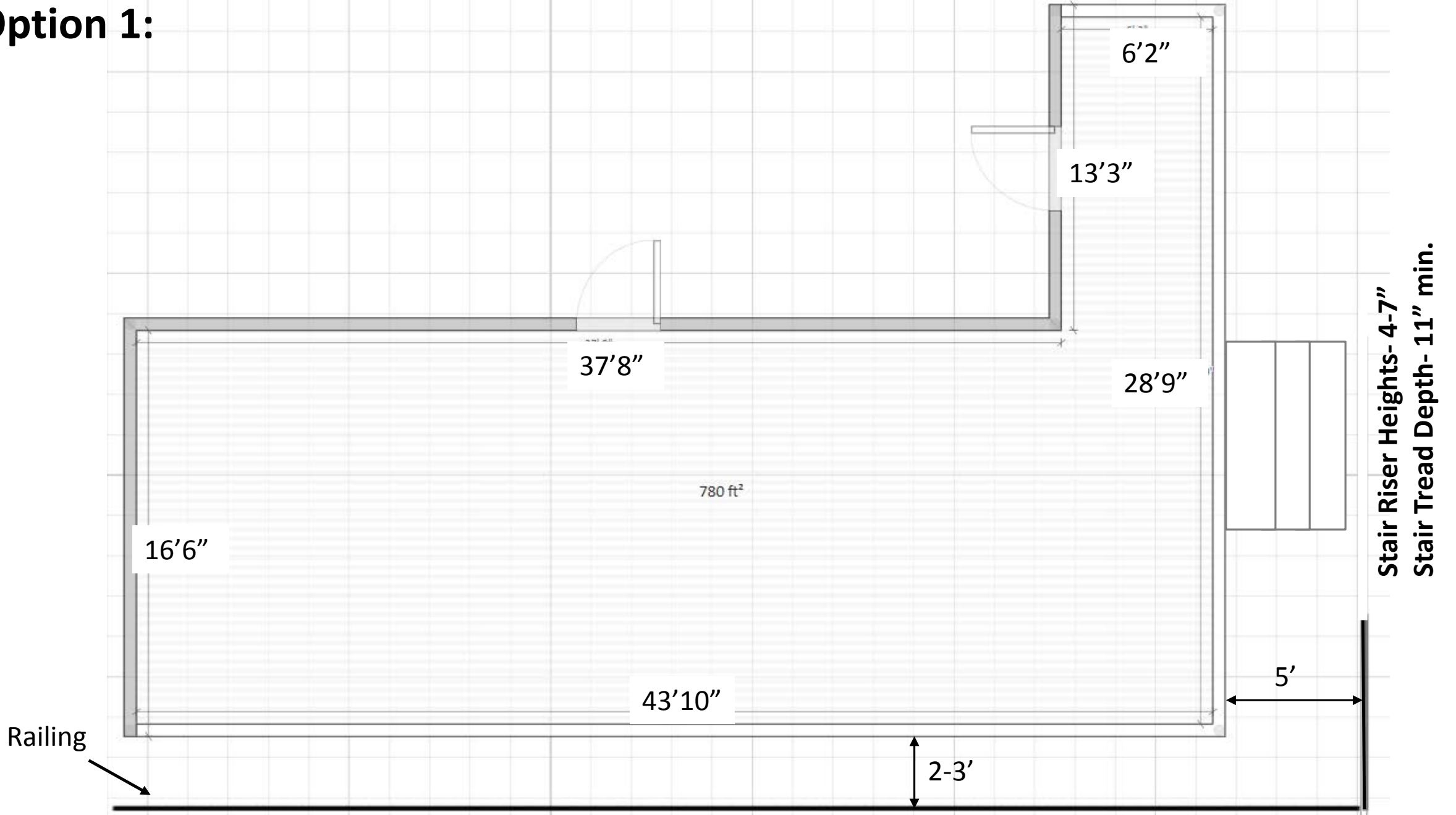


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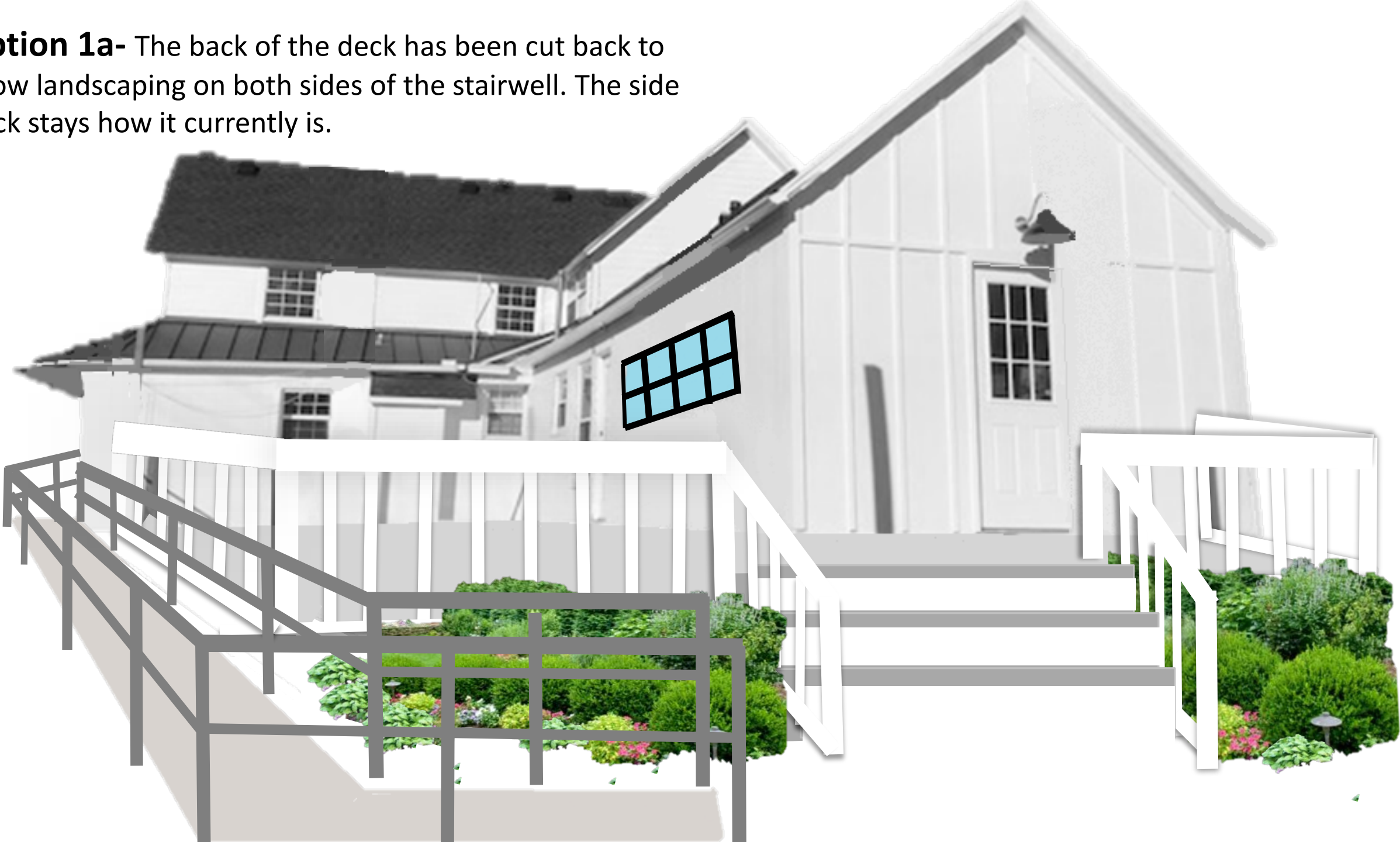
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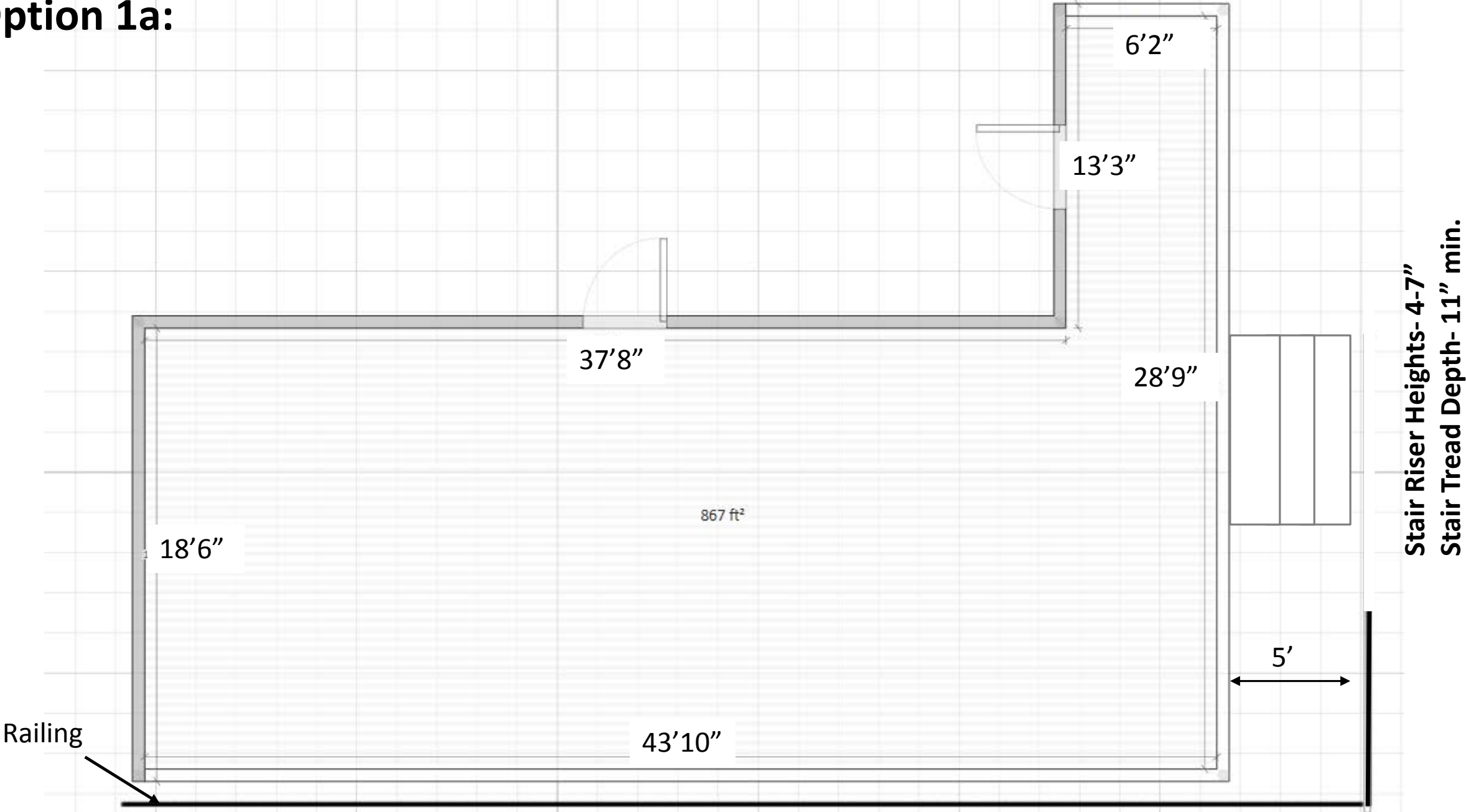
Option 1:



Option 1a- The back of the deck has been cut back to allow landscaping on both sides of the stairwell. The side deck stays how it currently is.



Option 1a:



Railing

18'6"

37'8"

43'10"

867 ft²

13'3"

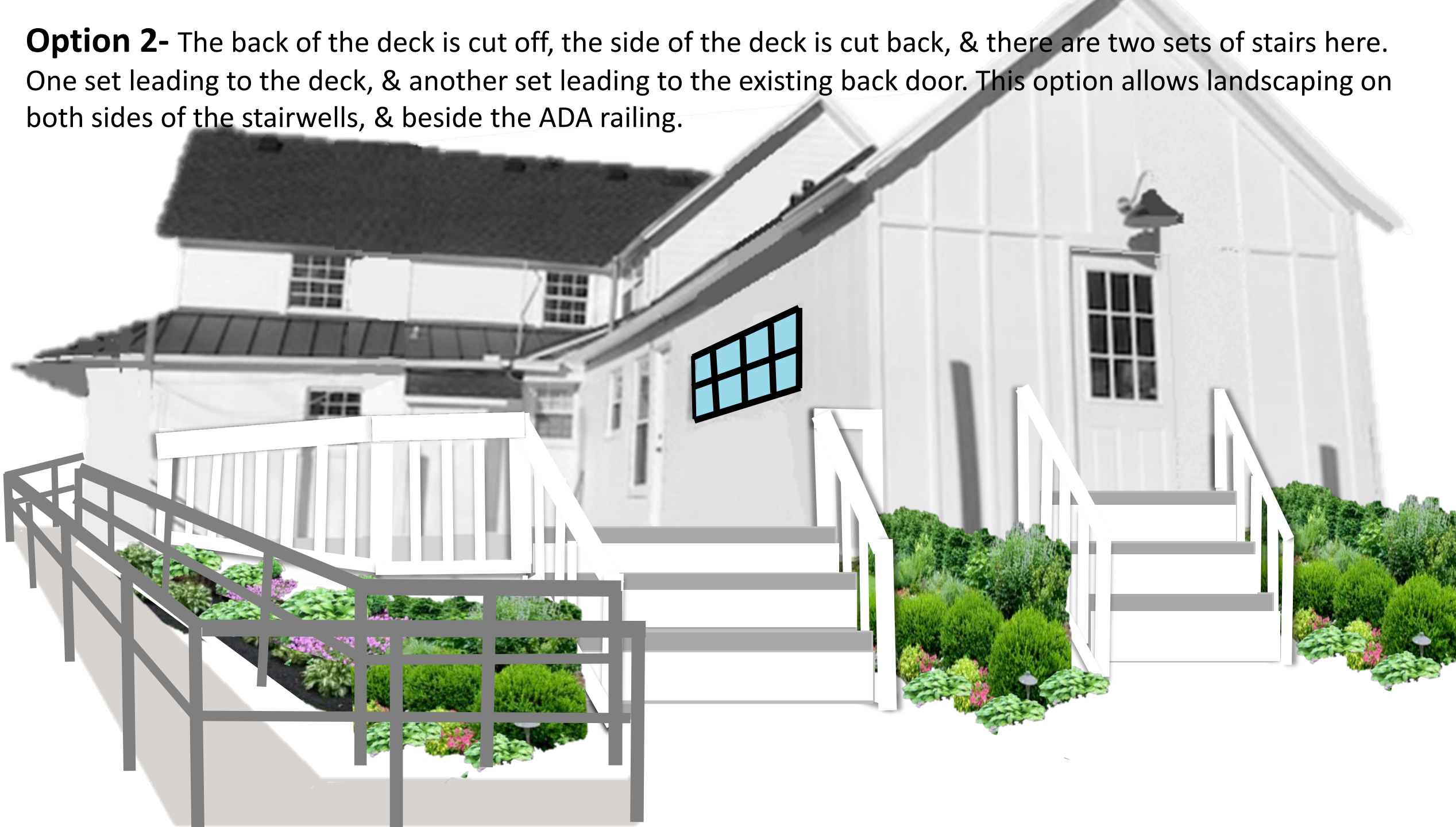
6'2"

28'9"

5'

**Stair Riser Heights- 4-7"
Stair Tread Depth- 11" min.**

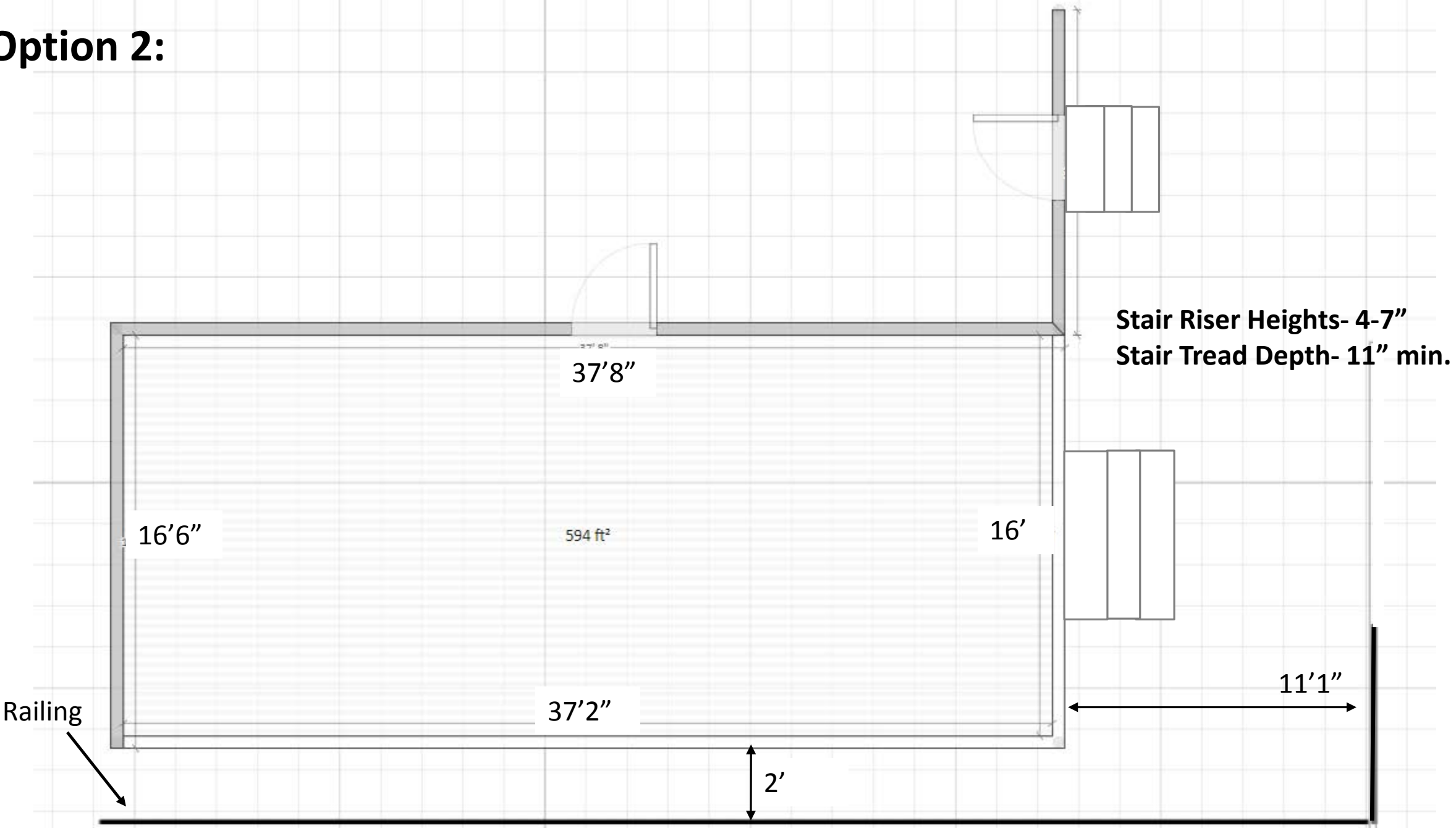
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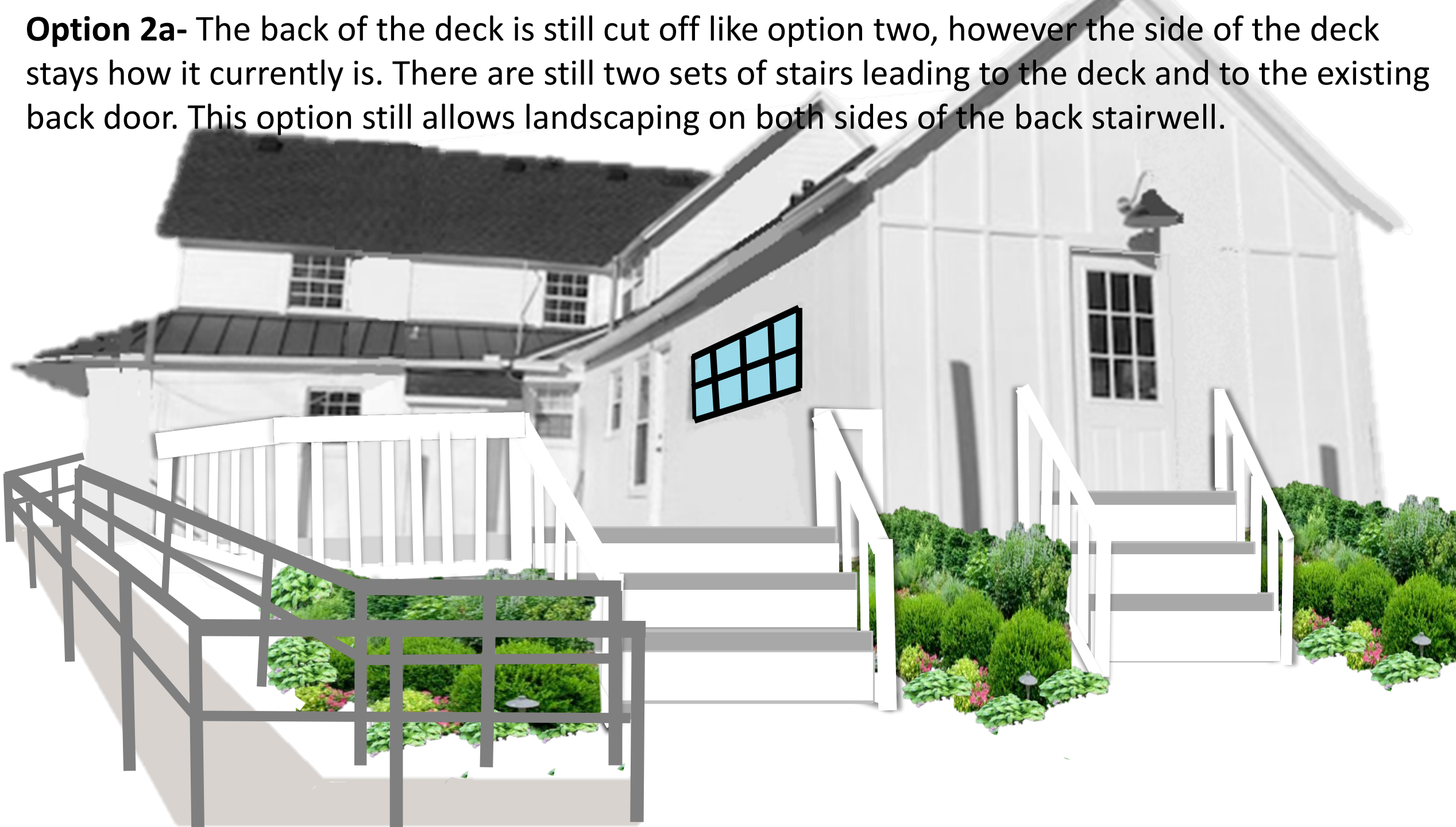
Option 2 (Side View)



Option 2:



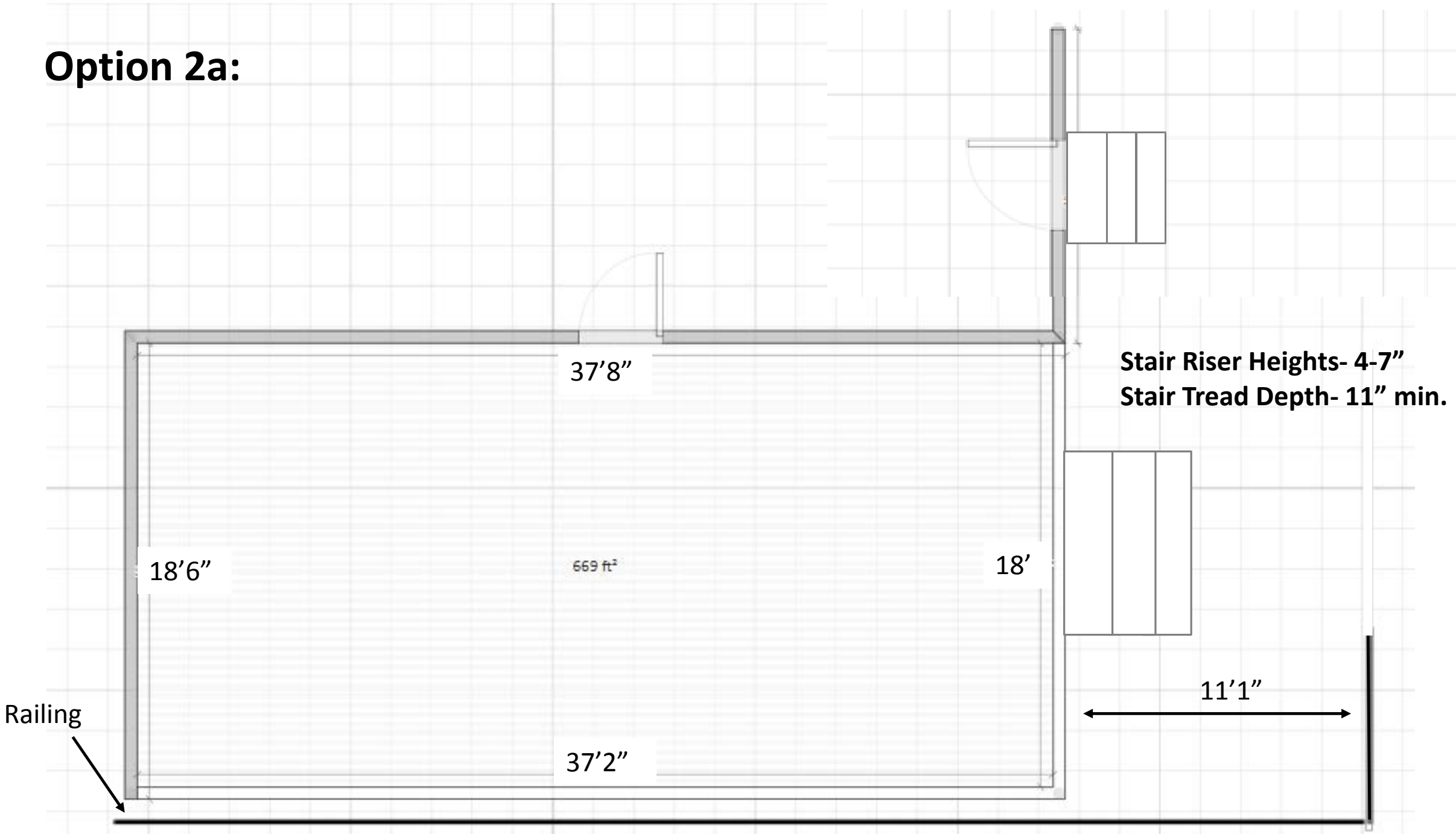
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Option 2a (Side View)



Option 2a:





February 16, 2018

ATTN: NATALEE DAVENPORT
NATALEE DAVENPORT
902 N. GOLIAD STREET,
ROCKWALL, TX 75087

RE: COA HISTORIC (H2018-003), 902 N. Goliad

To Whom It May Concern:

On 02/15/2018, the Historical Preservation Advisory Board (HPAB) voted to approve Case No. H2018-003 with the following conditions of approval:

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.*

HISTORIC PRESERVATION ADVISORY BOARD (HPAB):

On February 15, 2018, the Historic Preservation Board's (HPAB's) motion to approve Option 2 passed by a vote of 5-0 with Chairman Nichols and Board Member Mishler absent.

Please feel free to contact me if you have any additional questions concerning this request. Our office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday, and our phone number is (972) 771-7745. Additionally, our offices are located on the first floor of the City Hall, which is located 385 S. Goliad Street, Rockwall, Texas 75087.

Sincerely,

Korey Brooks
Planning & Zoning Department
City of Rockwall