



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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 102 N Fannin, 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 His Covenant Children

Applicant(s) Name _____

Address 102 N Fannin, Rockwall TX, 75087

Address _____

Phone 214-543-2807

Phone _____

E-Mail Legacyvillage-rock@att.net

E-Mail _____

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

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

Estimated Cost of Construction/Demolition of the Project (if Applicable): \$ 500.00

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.

Relocation + redesign of sign

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

Applicant's Signature

CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO

AGENDA DATE: 04/19/2018

APPLICANT: HIS Covenant Children, Inc.

AGENDA ITEM: H2018-009; COA for 102 N. Fannin Street (303 E. Rusk Street)

SUMMARY:

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from HIS Covenant Children, Inc. to allow for the construction of a monument sign for a *Landmarked Property* situated within the Historic Overlay (HO) District, and zoned Downtown (DT) District. The subject property is located at 102 N. Fannin Street and 303 E. Rusk Street, and is further identified as portion of Lot 2, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas.

PURPOSE AND BACKGROUND:

The subject property is the *Old Methodist Church*, which was constructed 1913. This property is a *Landmark Property* and was added to the *National Register of Historic Places* in 2007. The building is located at the northeast corner of E. Rusk Street and N. Fannin Street, and is zoned Downtown (DT) District. The property is a part of the original town and was constructed in a combination of architectural styles -- *coined Eclectic Regionalism* --, which includes Southwestern, Spanish Mission and Depot styles. The education building (*i.e. the area with the present day Shops of Legacy Village*) was built circa 1950. Currently, the building houses four (4) separate businesses all of which are located in the education building. The applicant is requesting a Certificate of Appropriateness (COA) for the purpose of constructing a new sign for these businesses.

CONFORMANCE TO THE HISTORIC PRESERVATION GUIDELINES:

According to the Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC) all requests relating to signage shall adhere to the guidelines listed below. These guidelines are intended to assist in the decision making process of the Historic Preservation Advisory Board (HPAB) concerning Certificate of Appropriateness (COA) requests. Staff should note that the Historic Preservation Advisory Board (HPAB) does have discretion with regard to a determination of a Certificate of Appropriateness's (COA) conformance to the guidelines contained in this section.

Signage, Generally.

- (1) *An unlighted sign with the address or name of the occupant of the residence may be attached or detached and should not measure more than one square foot.*
- (2) *Signs should not obscure significant architectural features of a building or structure. The material, shape, color, design and lettering style of all signs should be compatible with the style and period of the structure and the Historic District as a whole.*

Signage for Commercial Properties.

- (1) No signs other than those identifying the property where they are installed or identifying the business conducted therein should be permitted. All lighting elements such as wires, junction boxes, transformers, ballasts, switches and panel boxes should be concealed from view.
- (2) In a building of more than two floors, no sign is permitted above the second floor.
- (3) Size should be in proportion to the architecture and scale of the building. Horizontal signs should not exceed ten percent of the total front elevation of the building.
- (4) Horizontal signs should be located in the area defined by the first floor cornice and the vertical supports. A horizontal sign should not cover tops of first floor windows. Horizontal signs should not project more than 12 inches from the surface of the building.
 - (a) Attached signs should be placed below the cornice line of the first floor no higher than the bottom of the second story windows, or not less than 11 feet above grade level. An awning or canopy should be subjected to the same requirements as an attached sign. An awning or canopy and an attached sign combined should not exceed the total area permitted for a wall sign.
 - (b) Projecting signs should not extend higher than the bottom of the second story windows or not less than 11 feet above grade level. Projecting signs should not extend more than two feet beyond the building surface.

The sign that is currently on the subject property was approved in 2014, and was not taken through the Certificate of Appropriateness (COA) process; however, the sign does appear to conform to the majority of the requirements contained in the *Historic Preservation Guidelines*. The applicant is requesting to replace this sign with a larger monument sign. The monument sign will be 6½' x 7' in size (i.e. 45½ SF), and will contain the name of the shopping center along with four (4) sign blades for each tenant of the building. The sign will be constructed utilizing metal and plastic, will be backlit (i.e. *internally lit*), and be situated directly on the property line adjacent to N. Fannin Street. Based on the applicant's submittal the sign does not appear to match the time period or the architecture of the existing building; nor, does it appear to be compatible with the existing and adjacent structures in the surrounding area. The majority of the freestanding signage in the Downtown (DT) District is similar to the signage in the N. Goliad Street corridor, which is constructed of wood panels supported by two (2) posts (i.e. *similar to the sign currently on the subject property*). Any lighting of these signs is typically up lighting, as opposed to back lighting.

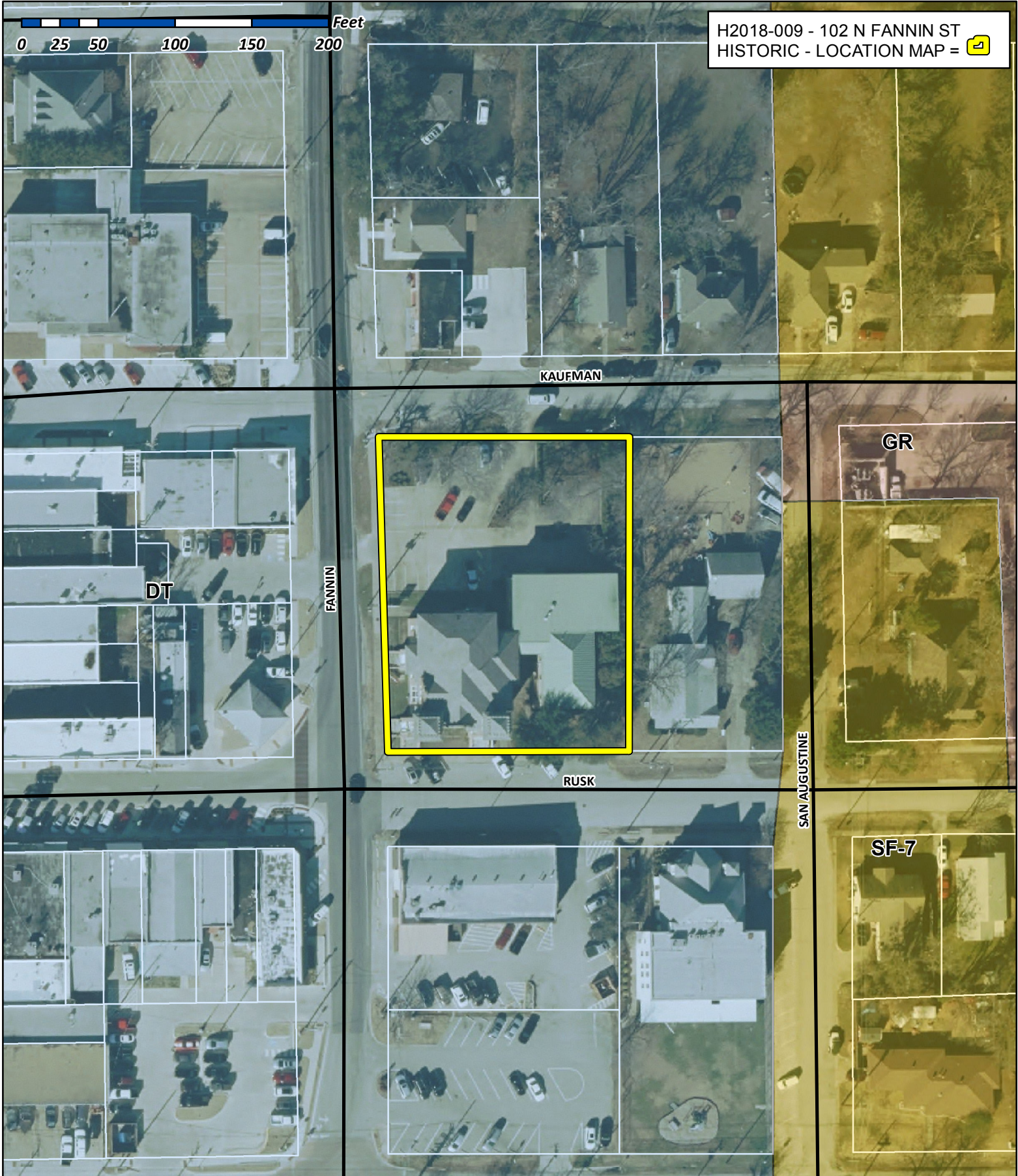
In this case, the Historic Preservation Advisory Board (HPAB) is being asked if the proposed sign is appropriate when taking into account the existing *Landmark Property's* architecture and historic significance. If a COA is approved, this request will be required to go before the City Council due to the proposed setback of the sign (i.e. *even if the property line*), which according to Chapter 32, *Signs*, of the Municipal Code of Ordinances is required to be ten (10) feet. The setback of the current sign is estimated to be between seven (7) and eight (8) feet from the property line. The HPAB's recommendation concerning the sign's setback will be passed along to the City Council.

RECOMMENDATIONS:

Based on the submittal, the proposed sign design is a discretionary decision for the HPAB. If approved staff would offer the following conditions of approval:

- 1) The applicant shall be required to request a variance from the City Council for the proposed setback of the sign;
- 2) The sign should utilize up lighting as opposed to back lighting;

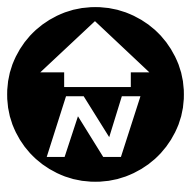
- 3) The applicant will be required to obtain a building permit from the Building Inspections Department prior to the commencement of any work on the subject property; and
- 4) Any construction, building or demolition necessary to complete this request must conform to the requirements set forth by the Unified Development Code, 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.



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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The SHOPS at Legacy Village
102 N Fannin
Rockwall, Texas 75087

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

March 15, 2018

Re: Variance for sign at The Shops at Legacy Village, Rockwall, Texas

The following is an application for a Variance for a new monumental sign. The Shops at Legacy Village has been opened for approximately eight years and the community still does not know that stores exist at our location, hence the reason for moving our existing sign and replacing with a monumental sign.

Our property line is beyond the sidewalks and would like to move the existing sign location to a zero-foot setback from the inside line of the sidewalks. The sidewalks were originally placed in the late eighties by the Lalls.

Attached are drawings of the sign 6.5 feet wide and 7 feet tall, with a 2-inch tall base.

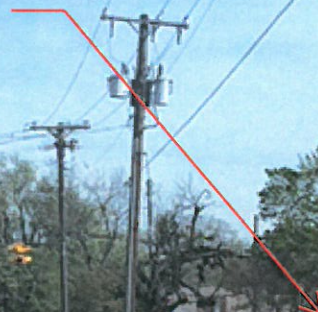
Should there be any questions please call Annette Lall at 214-543-2807 or email legacyvillage-rock@att.net.

Sincerely,

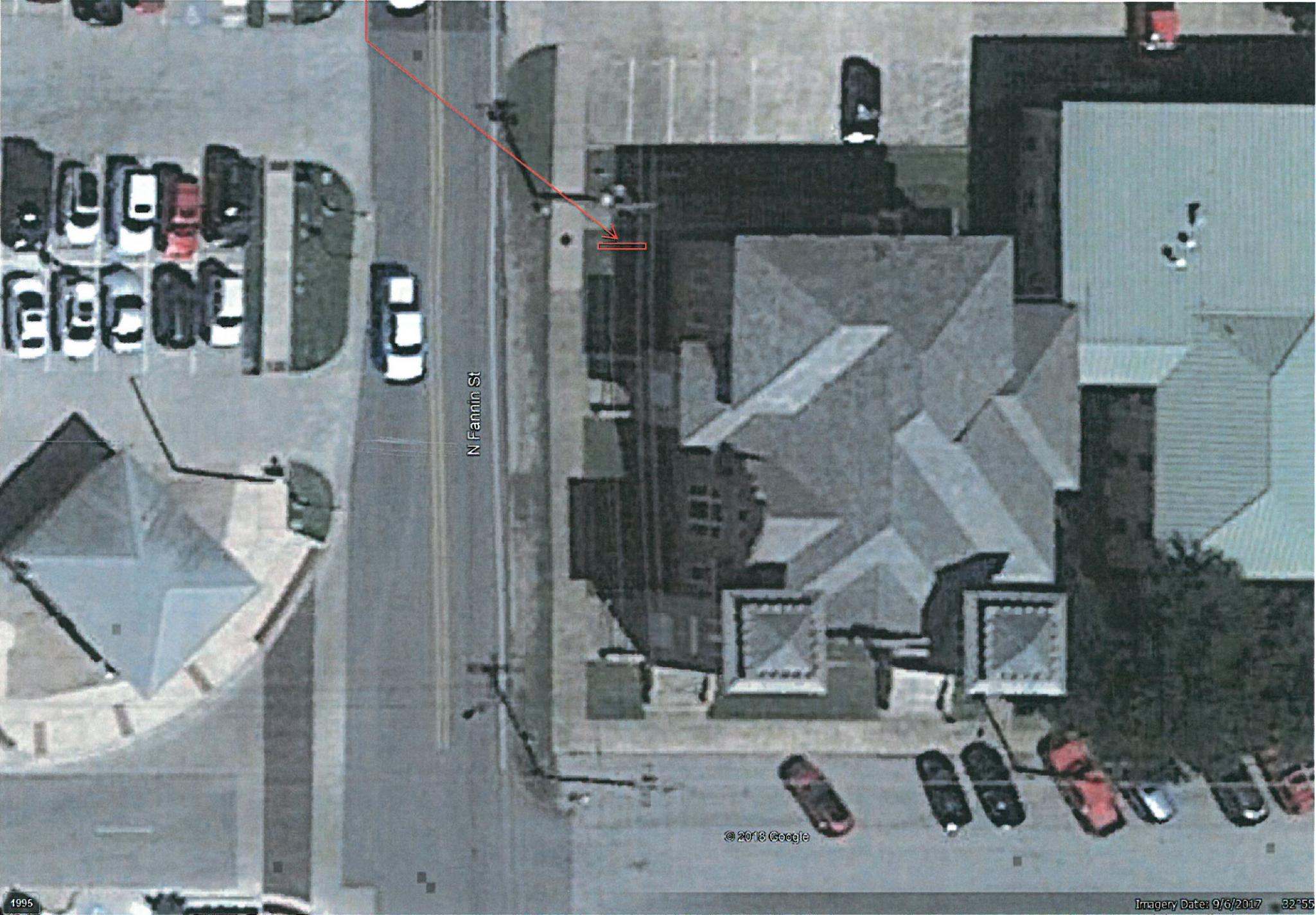


Annette Lall
Phone #: 214-543-2807
Email: legacyvillage-rock@att.net

Existing sign



Proposed location for new sign



© 2018 Google



The Shops at
Legacy Village
LEGACY CIGARS
N°9 COUTURE
LUXURY APPAREL
CLOTHING
SHOES • ACCESSORIES • GIFTS
102 N. FANNIN ST.

Proposed location for new sign



6.5'

THE SHOPS AT

Balloonfest

Nº 9 LUXURY APPAREL

LEGACY CIGARS

THE GALLERY

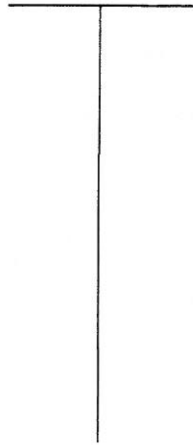
102 N. FANNIN ST.

LEGACY VILLAGE

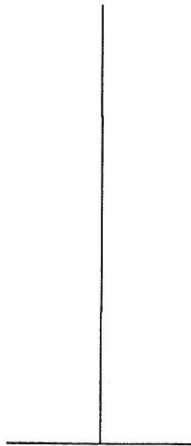
7'

SIDE VIEW

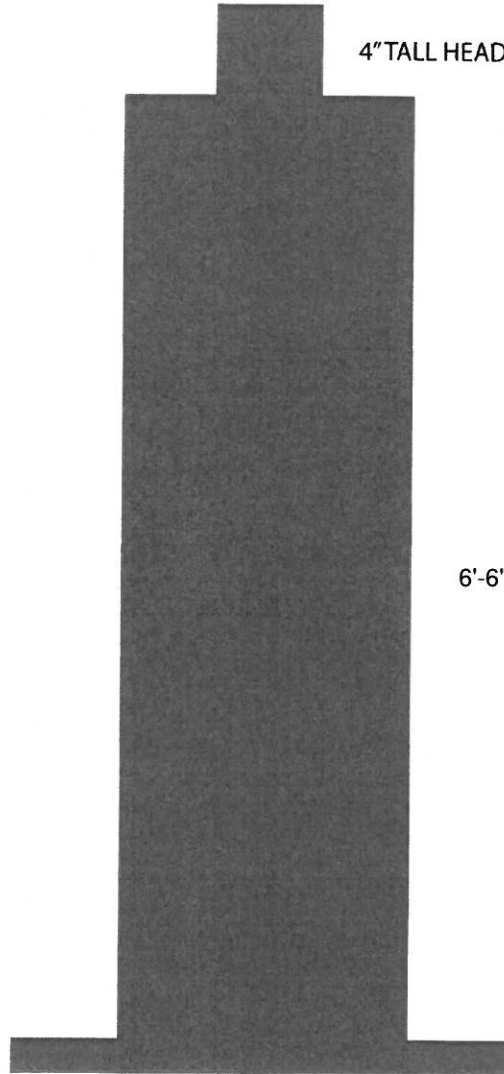
4" TALL HEADER



7' TOTAL HEIGHT



6'-6" SIGN



2" TALL BASE REVEAL