



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

H2019-014

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 S. Goliad St.

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 Rockwall Mercantile, Ltd

Applicant(s) Name _____

Address 102 S. Goliad St

Address _____

Rockwall, TX 75087

Phone 469-628-9106

Phone _____

E-Mail klefere@zonatas.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): \$ 95,000

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.

Tuck Painting entire brick on building Demo interior. Redo electrical, bathrooms bring to ADA. Construct offices on both first and second floor.

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 _____



PLANNING AND ZONING CASE CHECKLIST

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

42018-014

P&Z CASE # _____ P&Z DATE _____ CC DATE _____ APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ 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 checked="" type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPTER 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 _____

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

AGENDA DATE: 07/19/2018

APPLICANT : Kevin Lefere

AGENDA ITEM: H2018-014; Building Permit Fee Waiver/ Reduction for 102 S. Goliad

SUMMARY:

Hold a public hearing to discuss and consider a request by Kevin Lefere for a Building Permit Fee Waiver for improvements to a *Landmarked Property* being a 0.482-acre tract of land identified as Lots 1 & 2, Block N, Old Town Rockwall (OTR) Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 102 S. Goliad Street, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting the approval of a Building Permit fee Waiver in conjunction with a Small Neighborhood Matching Grant [H2018-013] for the purpose of renovating an existing commercial building, which is identified as a *Landmarked Property*. The subject property is addressed as 102 S. Goliad Street, and is located on the Downtown Square.

CHARACTERISTICS OF THE PROJECT:

The subject property is recognized as a *Landmarked Property*, which indicates that the property is of a value of preservation pertaining to the historical, cultural, architectural, or archeological heritage, or an outstanding example of design or a site closely related to an important peirage, act, or event in history. The commercial building is approximately 4,448 SF, and based on the Rockwall County Appraisal District (RCAD), was constructed in 1893. The property is zoned Downtown (OT) District and is located at the southwest corner of S. Goliad Street and E. Rusk Street.

The commercial structure was constructed in 1893 as the First National Bank. Subsequently, the building was used to house dry goods and later became a flower shop with the upper story being a masonic lodge. The building is known as the "Rockwall Flower Shop" and in 2008 the subject property was landmarked by the City Council [H2008-006] as the "Heath-Jones Mercantile District".

The applicant has stated the purpose of the renovation is to tuck point (*i.e. to cut out existing mortar and replace to avoid structural water damage*) the entire exterior of the building as well as make renovations to the interior of the building that in include electrical improvements, renovating the restrooms to be ADA compliant, and to constructing offices on the first and second floor.

In March 2019, the City Council approved *Resolution No. 16-08*, establishing the *Building Permit Waiver and Reduction Program*. The intent of the program is to incentivize the rehabilitation or restoration of historic and landmark structures. For *Landmarked Properties* to


be eligible for the *Building Permit Fee Waiver/Reduction Program*, the property must have a substantial rehabilitation involving a minimum of \$25,000 that includes work that either changes the use of the property (e.g. *residential to commercial*) or includes an addition, alteration, or change that necessitates accessibility requirements be met. Based on the applicant's scope of work and the estimated valuation of approximately \$93,000, the permit fees would be approximately \$956.25. Should the Historic Preservation Advisory Board (HPAB) approve the request, the applicant would be eligible for a 100% reduction of building permit fees, which would equate to approximately \$956.25.

RECOMMENDATIONS:

Based on the applicant's proposed scope of work and the Landmark status of the subject property, the applicant is eligible for a building permit reduction, however, this request is a discretionary decision for the Historic Preservation Advisory Board (HPAB). If the HPAB chooses to approve the request, staff would offer the following condition of approval:

- 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.

0 5 10 20 30 40 Feet

H2018-014 - 102 S. GOLIAD STREET
HISTORIC - 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
The New Horizon

102 S. Goliad



Guidelines for 102 S. Goliad

The primary goal of a “Landmark” property is to retain and preserve the defining elements of the property. Any repair, rehabilitation or alteration to the exterior of the building, including signage, shall be required to obtain a Certificate of Appropriateness (C of A) from the City of Rockwall Historic Preservation Advisory Board.

Rehabilitation Design Standards

- Changes must be appropriate to the architectural style and character of the building.
- Retain all distinguishing historic materials and architectural features.
- When replacement of missing or deteriorated architectural features is necessary, the replacement must match the original material, in composition, design, color, texture and other visual qualities.
- Replacement of missing exterior architectural features should be based on accurate duplication of original features.
- Exterior changes to the building over time are evidence of the history of that building. These alterations may be considered historic and thus they must be maintained.

- Exterior additions should not damage or alter the essential form and integrity of the building. All changes must be reversible.
- Minimize the effect of modern mechanical and utility functions. For example, do not place utility boxes on top of historic architectural features/details.

Building Store Front

- The existing storefront should be preserved.
- Storefront features should be repaired rather than replaced.
- Remodeled storefronts should be restored based on pictorial or physical evidence of the original design.

Maintain Original Materials

- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used.
- The surface cleaning of structures, if appropriate, shall be undertaken in the gentlest means possible.
- Brick and other masonry materials should not be painted.

Building Canopies & Awnings

- Canopy heights must be consistent with heights established historically. When the original height is not known, use the height level with the second floor or other canopies on the block.
- Canopies or Awnings maybe added to the building if physical or pictorial evidence exists.
- Canvas canopies and awnings are preferred to fixed metal or wood awnings.

Individual Building Elements

Doors

- The original storefront doors should be preserved and maintained. If the original door design is unknown, replace with a single light (glass area) door design, not solid panel, decorative doors or any other door based on a different historical style.

Display Windows

- The display windows should be maintained in the same configuration as original.
- Window mullions should match the original material, in composition, design, color, texture and other visual qualities.
- Clear rather than tinted glass should be used for storefronts. If privacy or shade is required, use interior shades or blinds.

Windows

- Window sashes should be preserved, maintained, or repaired according to size, number and arrangement of lights materials and decorative detailing.
- Windows should be visible, not concealed, enclosed or covered.

- Clear rather than tinted glass should be used for storefronts. If privacy or shade is required, use interior shades or blinds.

Cornices

- The original cornice should be visible, not concealed or covered with modern materials.

Architectural Features/Details

- Architectural features and details should not be removed or concealed.
- Replace missing architectural features.
- Decorative architectural features should not be added where none existed.

Mechanical Systems

- Mechanical systems, such as heating and air condition units, electrical connections, and exterior stairs should be located so that street visibility is minimal.

Signage

- Signage must be proportional to its placement on the building.
- Representational designs that reflect the business use or product advertised are encouraged.
- All signs must complement the historic character of the building.
- Signs must not obscure architectural features of a building.
- Internally lit signs, flashing signs, and neon signs are not permitted.

Murals

- Murals are not permitted on the front façade.
- The Historic Preservation Advisory Board may consider murals on secondary building facades.
- An accurate color rendering of the proposed mural must be presented to the Historic Preservation Advisory Board.

CITY OF ROCKWALL

ORDINANCE NO. 08-63

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (ORD. NO. 04-38) OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED BY AMENDING ARTICLE V, SECTION 6.2 HISTORIC OVERLAY DISTRICT, TO PROVIDE FOR GENERAL PROVISIONS AND REQUIREMENTS FOR THE DESIGNATION OF A LANDMARK DISTRICT KNOWN AS THE HISTORIC "HEATH-JONES MERCANTILE", LOCATED AT 102 SOUTH GOLIAD AND DESCRIBED AS BLOCK N, PART OF LOTS 1 & 2, ROCKWALL OLD TOWN ADDITION; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has initiated a request for designation of the property located at 102 South Goliad and known as Block N, Part of Lots 1 & 2, Rockwall Old Town Addition, as a Landmark District known as the Historic "Heath-Jones Mercantile," in accordance with the City of Rockwall Unified Development Code; Article V, Section 6.2 Historic Overlay District; and

WHEREAS, the City of Rockwall Historic Preservation Advisory Board, Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Unified Development Code, as heretofore amended, be amended by the designation of the Historic "Heath-Jones Mercantile" Landmark District, located at 102 South Goliad and described as Block N, Part of Lots 1 & 2, Rockwall Old Town Addition, as set forth in Article V, Section 6.2 Historic Overlay District of the Unified Development Code (Ord. No. 04-38). The Design Guidelines for 102 South Goliad, Exhibit "A", shall apply in their entirety to the development and restoration of the aforementioned subject property.

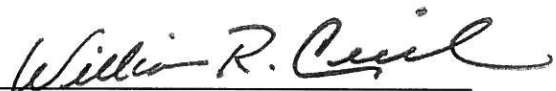
Section 2. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 5. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

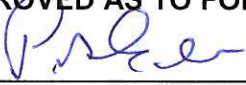
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 17th day of November, 2008.



William R. Cecil, Mayor

ATTEST:


Kristy Ashberry, City Secretary

APPROVED AS TO FORM:


Pete Eckert, City Attorney



1st Reading: 11-03-08
2nd Reading: 11-17-08

Exhibit “A”



City of Rockwall
The New Horizon

Design Guidelines 102 South Goliad



Guidelines for 102 S. Goliad

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