



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: H2018-014

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 912 N. Goliad St.

Subdivision Austin

Lot

3

Block

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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 Mike and Sonja West.

Applicant(s) Name

Address 299 Srennendocah Lane
Rockwall, TX 75087.

Address

Phone 214-533-5377 or 469-222-3059

E-Mail sonja.west@sbccglobal.net
mike.west@sbccglobal.net

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): \$ 15-25K

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.

Expand existing parking area to 9-10 spaces to accommodate Real Estate/property management office.

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

P&Z CASE # H2019-017 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE 9/20/19 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 checked="" 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: 09/20/2018

APPLICANT: Mike and Sonja West

AGENDA ITEM: H2018-017; COA for 912 N. Goliad Street.

SUMMARY:

Hold a public hearing to discuss and consider a request by Mike and Sonja West for a Certificate of Appropriateness (COA) for modifications to a *Landmarked Property* being a 0.7450-acre parcel of land, identified as Lot 3, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 912 N. Goliad Street, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicants are requesting the approval of Certificate of Appropriateness (COA) for the purpose of converting a single-family home to a residential-office building for the operation of a real estate office. According to the 2017 Historic Resources Survey of Rockwall, the home was constructed in 1893 and is considered to be a Modified L-Plan with Colonial Revival stylistic influences. The subject property is a *Landmarked Property* situated within North Goliad Corridor Overlay (NGC OV) District and addressed as 912 N Goliad Street.

In November, 2007, the City Council approved Ordinance No. 07-43, which established the subject property as the *Historic "Austin-Stacey Home" Landmarked District* and designated it a *Landmarked Property*. This designation is characterized as "...a property or structure not contiguous to or part of an existing historic district, however, it is deemed worth preserving due to its historical significance..." The house situated on the subject property is known as the *Austin-Stacey House* and was constructed in 1893. The original owner of the home, Mr. "Captain" Austin, was the first elected tax collector and sheriff of Rockwall County and later elected to the State Legislature. He active in business enterprises in Rockwall for 65 years and operated real estate business in the downtown square until around 1938.

The applicants are proposing to convert an ~ 2,700 SF single-family home to a residential-office building for the purpose of relocating their real estate office (*i.e. Citywide Read Estate and Property Management Company*). The applicants are not proposing to make any changes to the exterior of the home, however, since there will be a change in use, (*i.e. from residential to commercial*), the applicants will be required to add a parking lot. Additionally, the applicants will be required to screen the parking lot from adjacent residential properties. Subsection 6.2-1, *North Goliad Corridor Overlay (NGC OV) District*, of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) states that "...any surface parking within the overlay district shall be screened and located at the rear or behind the main façade of the building..." The applicants have provided a site plan showing the proposed parking lot located toward the rear and behind the front façade of the home as well as the proposed screening from the adjacent residential properties located to the north and east of the subject property.

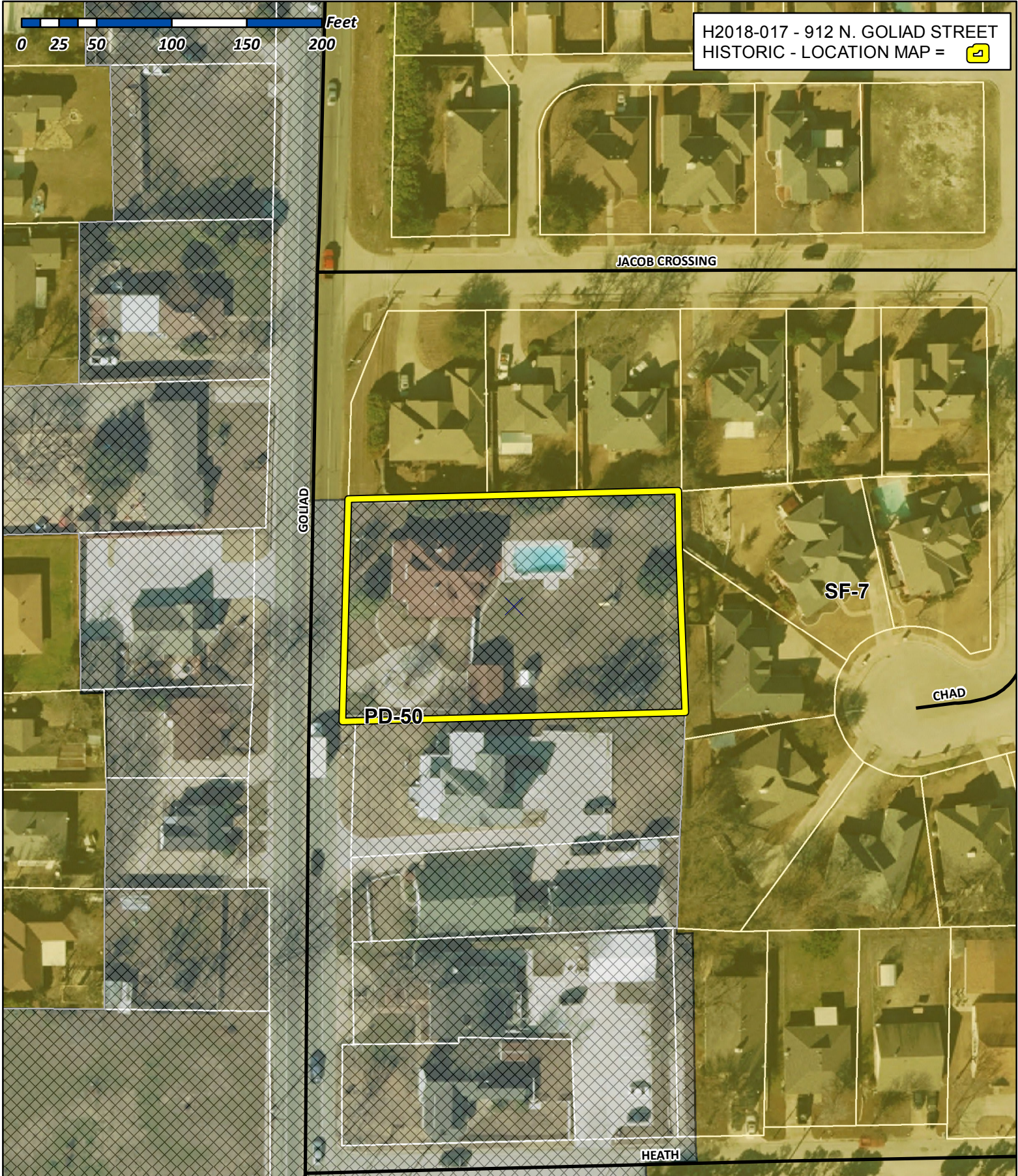
STAFF ANALYSIS:

When analyzing the applicants' request (*i.e. approval of a Certificate of Appropriateness (COA) to convert a single-family home to a residential office building*), the proposed use is considered to be a residential-office land use and allowed by-right in Planned Development District 50 (PD-50). Additionally, the applicants state that they are not proposing to alter the exterior of the structure and will maintain the historic architectural features presented on the façade of the home. Since the applicants are proposing to convert the structure from a single-family land use to a residential-office land use, the applicants are required to construct a parking lot to accommodate the parking (*i.e. 1:300 SF or 9 spaces*) required for the proposed use and to provide parking lot screening from any adjacent residential property. Considering the applicants' submitted site plan and proposed location of the parking lot and screening, this request conforms to the development standards stipulated in the Unified Development Code (UDC) and approval of this request does not appear to negatively impact the historical integrity of the subject property or neighboring properties. With that being said, approval of a Certification of Appropriateness (COA) is a discretionary decision for the Historic Preservation Advisory Board (HPAB).

RECOMMENDATIONS:

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

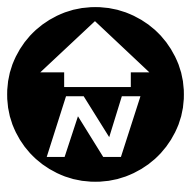
1. The development shall generally conform to the submitted site plan.
2. The parking lot shall be located behind the front façade of the structure and screened from the residential properties located to the north and the east of the subject property.
3. Should any exterior modifications be made to the main structure located on the subject property, approval of a Certificate of Appropriateness (COA) by the Historic Preservation Advisory Board (HPAB) may be required.
4. 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.



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
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September 8, 2018

Rockwall Historic Preservation Advisory Board
City Of Rockwall
385 South Goliad Street
Rockwall, Texas 75087

Re: 912 N. Goliad

To Whom It May Concern:

We have made an offer to purchase the historic property located at 912 N. Goliad as we would like to utilize the property for office space to relocate our business, Citywide Real Estate and Property Management currently located at 105 W. Washington Street.

We are long time Rockwall residents and have tried for several years to purchase one of the historic properties without success. Our goal with the property located at 912 N. Goliad will be to maintain the historic nature of the property making no changes to the exterior and nor structural changes to the interior. The historic nature of the home will not only help us promote the lifestyle of Rockwall but will allow us to expand the business to serve more clients in the area.

For us to utilize the home as the real estate office, we will need to obtain a Certificate of Occupancy from the city. For us to obtain the certificate, we need to add a parking area for visitors and employees. We are proposing to simply expand the concrete that currently exists on the south end of the home to accommodate the number of spaces required by the city. Attached are pictures of the current area looking to the east and north as well as what we are proposing for the parking area as well as signage.

We look forward to soon becoming part of Rockwall history.

Regards,



Mike West
Mike.west@sbcglobal.net
469.222.3059



Proposed Parking Lot Screening

Proposed Parking Lot

Toward Birthing Center

Toward N. Goliad



Existing



Proposed





Existing



Proposed