

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

**AGENDA DATE:** 11/15/2018

**APPLICANT:** Wayne Mershawn; *Mershawn Architects*

**AGENDA ITEM:** H2018-020/SP2018-035; COA for Office Building

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**SUMMARY:**

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf Gari Foote for the approval of a site plan for an office building on a 0.26-acre portion of a larger one (1) acre tract of land identified as Block 26 of the Garner Addition, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, located at the northwest corner of the intersection of W. Heath Street and S. Goliad Street [SH-205], and take any action necessary.

**CHARACTERISTICS OF THE PROJECT:**

The applicant is requesting the approval of a Certificate of Appropriateness (COA) for the purpose of constructing an office building within Planned Development District 50 (PD-50). The subject property located at the northwest corner of W. Heath Street and S. Goliad Street [SH-205], situated within the North Goliad Corridor Overlay (NGC OV) District, and is zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District Land Uses.

The applicant has submitted a site plan proposing to construct an ~2,430 SF office building within Planned Development District 50 (PD-50). Staff should note, an office building is allowed by-right within the district. According to the applicant, the office building will be utilized as a counseling facility. The applicant is proposing to clad the façade with a combination of brick, hardie board (or similar cementitious material), and stone that is designed to a residential scale incorporating Craftsman style architecture.

The North Goliad Corridor Overlay (NGC OV) District is a specialized overlay district along the North Goliad Corridor that begins just north of the Downtown (DT) District and terminates at Live Oak Street. This corridor is recognized as one of the main entry points into the City and provides additional development standards in order to protect the scenic and historic qualities of the district. According to 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), development within the overlay district shall generally be historic architectural styles such as Bungalow, Cottage, Craftsman, Folk Victorian, or Queen Anne styles. Additionally, the Unified Development Code (UDC) states that the height of new construction shall not exceed 36-feet and shall utilize elements common to the district such as cladding, roofing material, roof structure, and ornamentation. Furthermore, the existing pattern of building facades should be incorporated into new developments and utilize a residential roof type such as gable, hip, gambrel, etc. All decorative fixtures, awnings, signs, and lighting shall be integrated with other design elements. All new construction within the North Goliad Corridor Overlay (NGC OV) District shall submit proposed building elevations to the Historic Preservation Advisory Board (HPAB) to review and make recommendations to the Planning and Zoning Commission. Should this request be approved, the applicant would be required to submit a site plan to the Planning and Zoning Commission.

### **STAFF ANALYSIS:**

When analyzing the applicant's request (*i.e. approval of a Certificate of Appropriateness [COA] to construct an office building*), the proposed elevations seem to conform to all of the above design guidelines stipulated in the North Goliad Corridor Overlay (NGC OV) District development standards. Approval of this request does not appear to negatively impact the historical integrity of the neighboring properties; however, this 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. 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.

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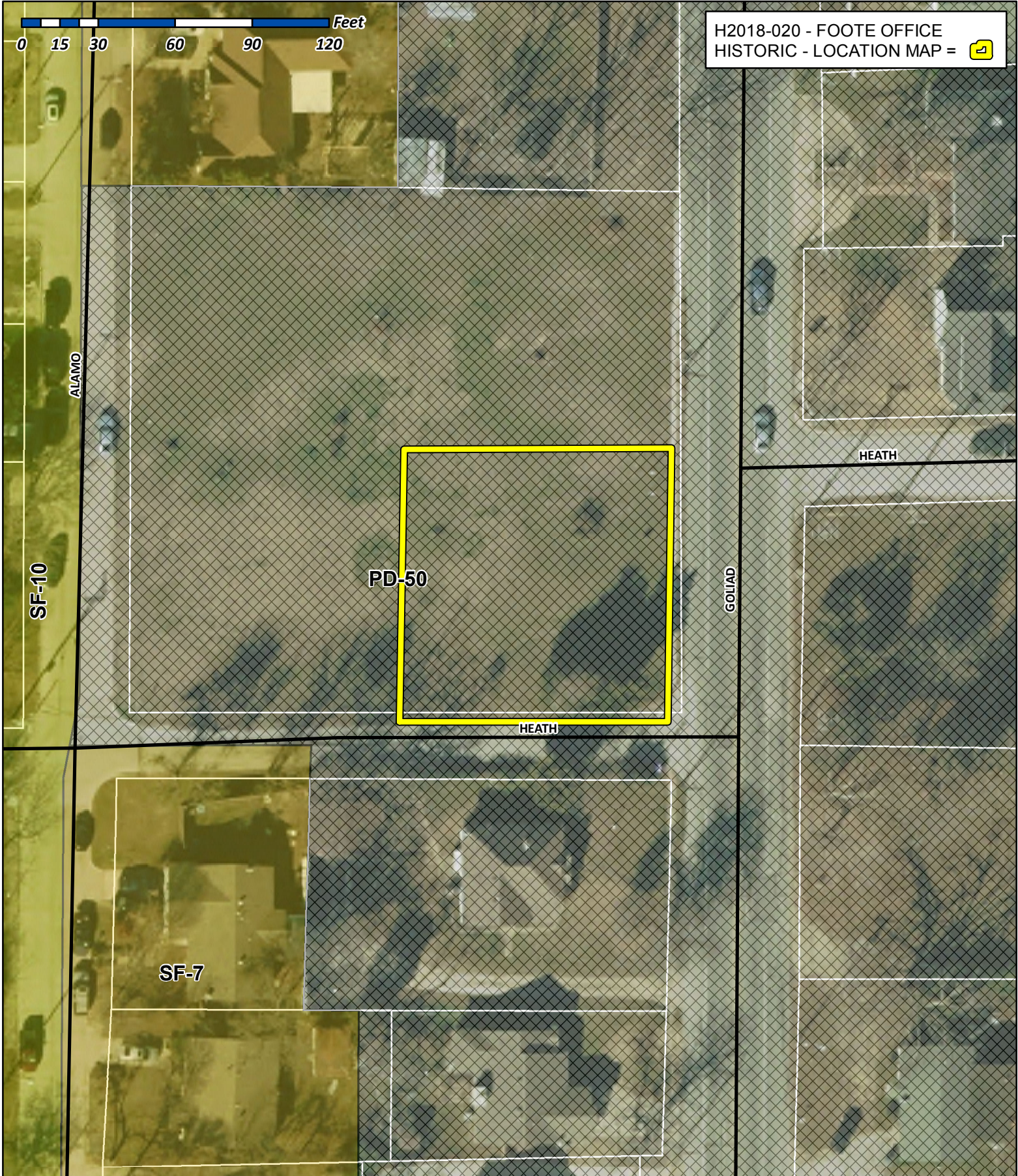
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H2018-020 - FOOTE OFFICE  
 HISTORIC - LOCATION MAP = [icon]

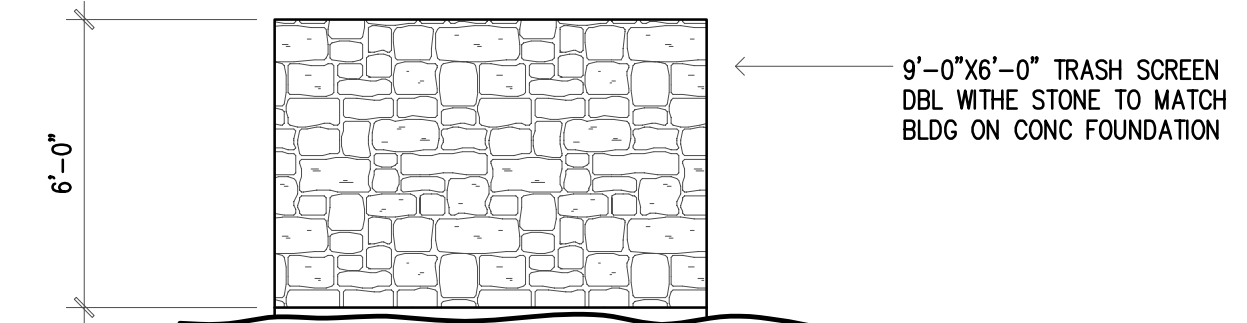
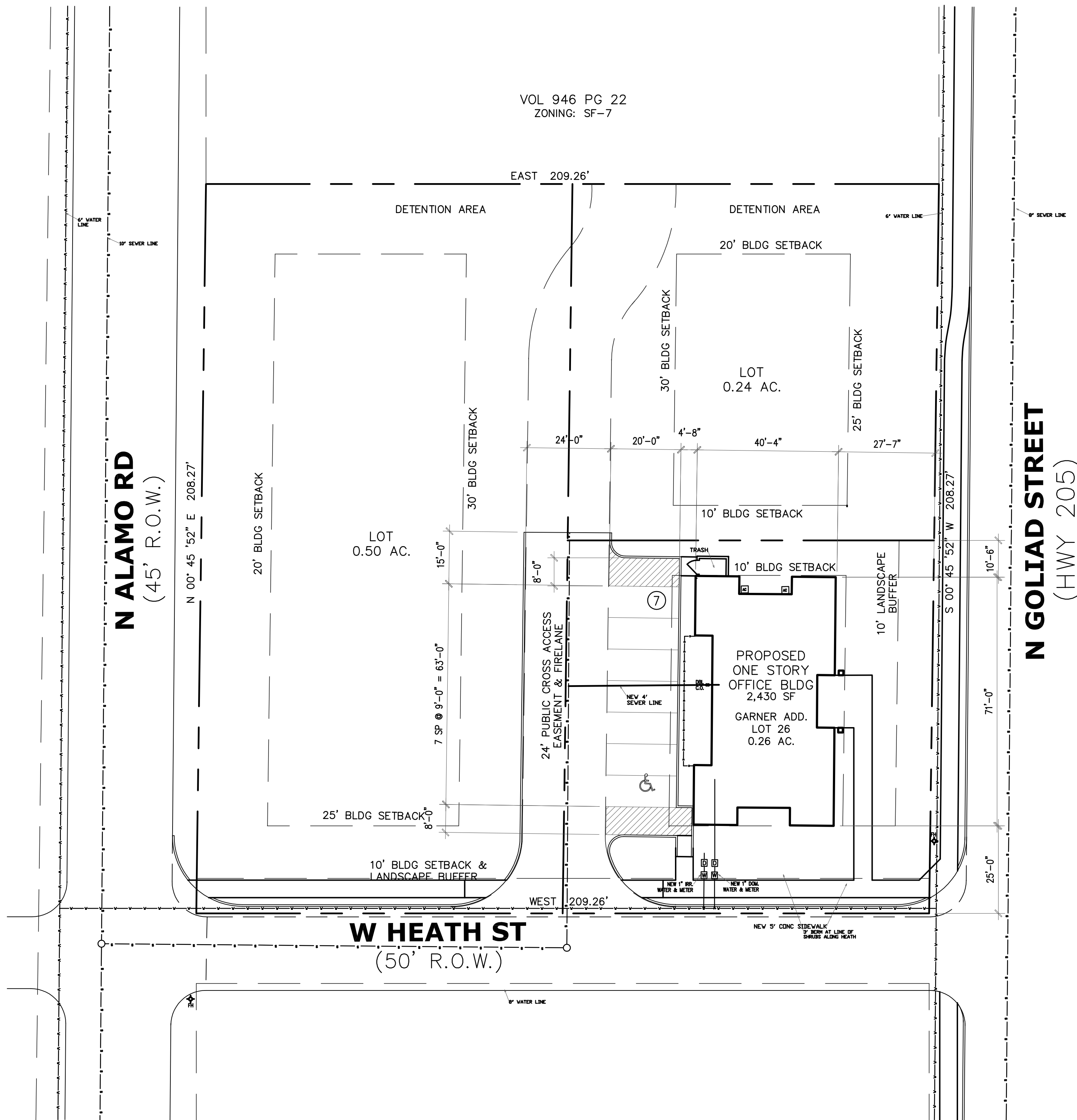


# City of Rockwall

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.



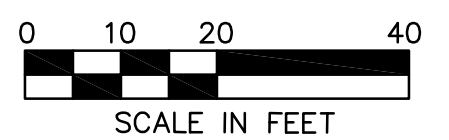


**SCREEN DETAIL**

1/4" = 1'-0"



**LOCATION PLAN**



NOTE: ALL DIMENSIONS ARE TO FACE OF CURB  
 ALL SIDEWALKS SHALL BE 3,000 PSI CONC  
 MIN 5.5 SACK MIX.  
 ALL RADII ARE 4'-6" U.N.O.  
 ANY DISCREPANCIES BETWEEN THE PLAN &  
 THE CIVIL ENGINEER'S PLANS SHALL DEFER  
 TO THE CIVIL ENGINEERING.

**PRICING & CONSTRUCTION**

**GENERAL NOTES:**

- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
- ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
- AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
- PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
- THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

ABSTRACT NO. 9 - WILLIAM BLEVINS SURVEY

- ZONING: PD 50
- PROPOSED USE: OFFICE
- PROPERTY AREA (GROSS): 11,141.4 SF 0.26 AC
- BUILDING AREA: 2,430 SF
- BUILDING HEIGHT: ONE STORY - 16'-11"
- LOT COVERAGE: 2.2% F.A.R. = 0.002:1
- PARKING REQUIRED: 1 SPACE/500 = 5 SPACES REQUIRED
- HANDICAP REQUIRED 1 ACCESSIBLE IN 0-25 SPACES 1 PROVIDED
- TOTAL PARKING PROVIDED: 7 SPACES
- TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 6,855 SF

**LA JOLLA POINTE ADDITION  
 PHASE 2**

BEING A 1.00 AC. TRACT OF LAND SITUATED IN THE  
 GARNER ADDITION BLOCK 26  
 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**OWNER**  
**CARI FOOTE & ASSOCIATES, LLC**  
 200 SERRA RD  
 ROCKWALL, TEXAS 75087  
 CASE #SP2018-000

RESIDENTIAL RESTAURANTS  
 INSTITUTIONAL  
**MERSHAWN ARCHITECTS**  
 MEDICAL COMMERCIAL  
 CHURCHES

2313 RIDGE ROAD #103  
 ROCKWALL, TEXAS 75087  
 PHONE: 972-722-9302  
 FAX: 972-249-2051

No.	Date	Revision	By

**FOOTE OFFICE  
 ROCKWALL, TEXAS**

**SITE PLAN**

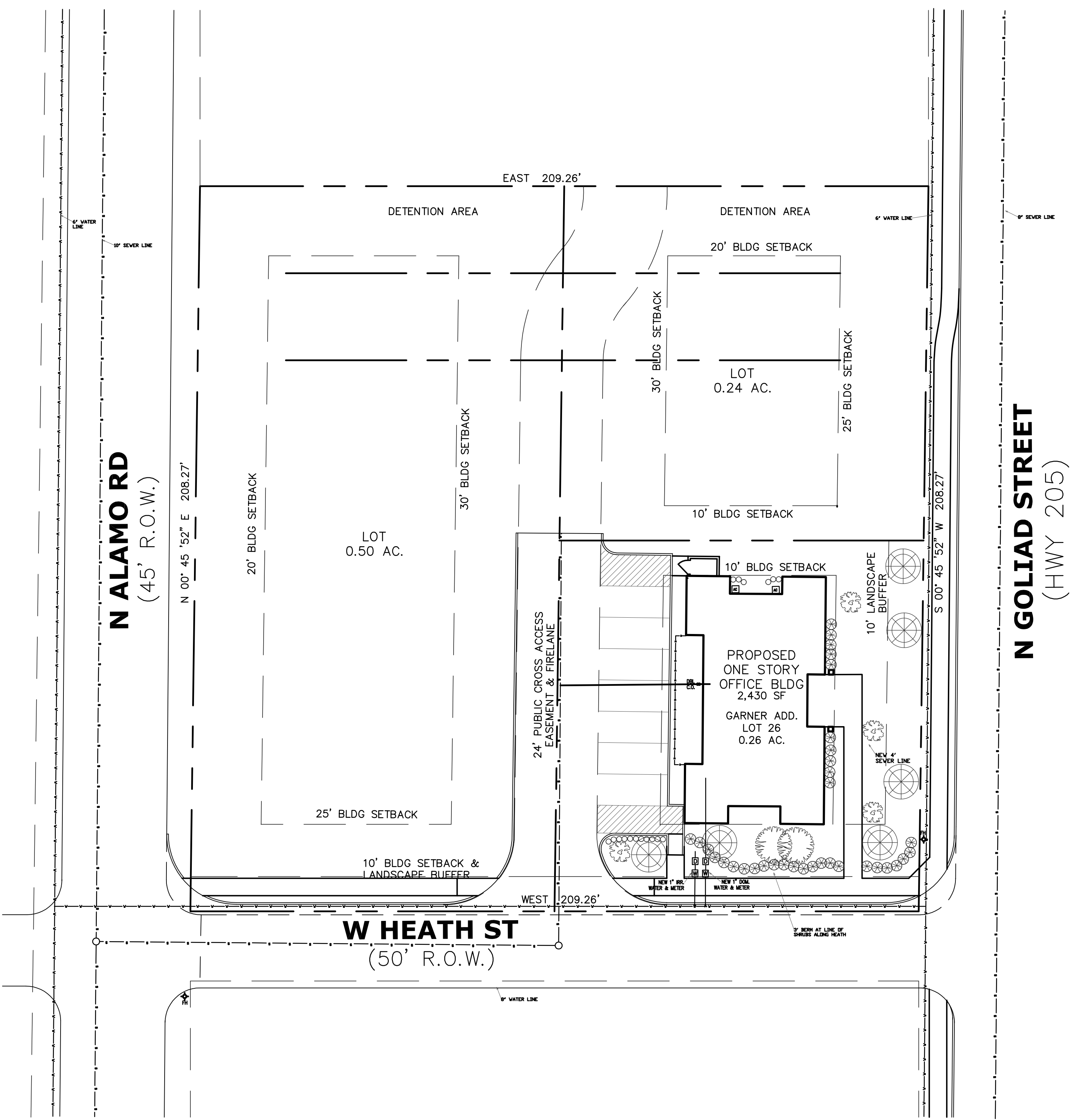
Scale:	1" = 20'-0"
Date:	10/12/2018
Project No.:	181001
Designed:	GW
Drawn:	GW
Checked:	WM

No.	Date	Revision	By

FOOTE OFFICE  
ROCKWALL, TEXAS

**LANDSCAPE PLAN**

Scale:	1" = 20'-0"
Date:	10/12/2018
Project No.:	181001
Designed:	GW
Drawn:	GW
Checked:	WM



**EXISTING TREE TO REMAIN**  
REFER TO TREE MITIGATION PLAN

**LIVE OAKS (6)**  
INSTALLED WITH A MIN. 4" CALIPER

**RED BUD (4)**  
4' HIGH @ INSTALLATION

**INDIAN HAWTHORNE (34)**  
PLANTS SHALL BE A MINIMUM OF 5-GALLONS & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

**BOXWOOD BUSH (17)**  
PLANTS SHALL BE A MINIMUM OF 5-GALLONS & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

NOTE: 56 TREES PROVIDED TOWARDS MITIGATION TOTALING 168" CALIPER 194" REMAINING.

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

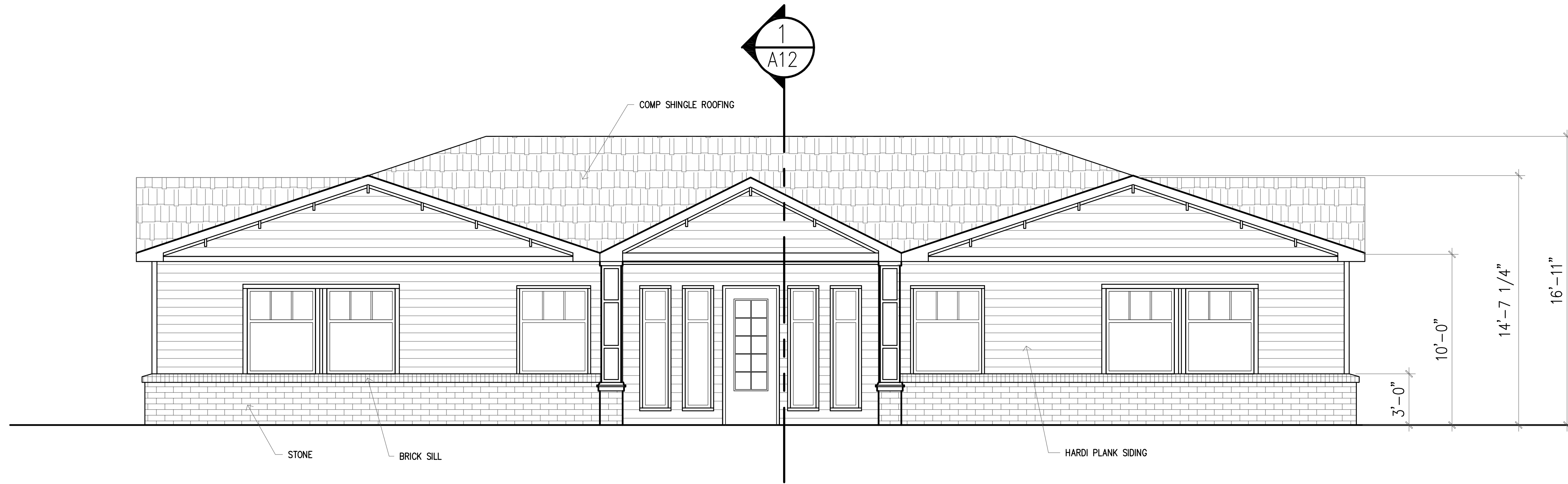
		REQUIRED	PROVIDED
1.	STREET TREES 1 CANOPY PER 50' LINEAR OF R.O.W.	6	6
2.	LANDSCAPE BUFFER	10'	10'
3.	SCREENING OF OFF STREET PARKING	YES	YES
4.	TOTAL LANDSCAPE AREA 15% REQUIRED	2,785 SF	4,286 SF

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CASE #SP2018-000



**EAST ELEVATION**  
**100% MASONRY 39% STONE 61% HARDI PLANK**

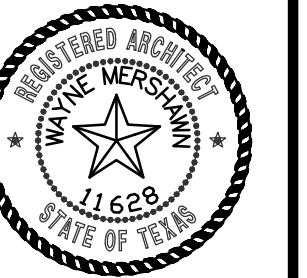


**NORTH ELEVATION**  
**100% MASONRY 34% STONE 66% HARDI PLANK**

**PRICING & CONSTRUCTION**  
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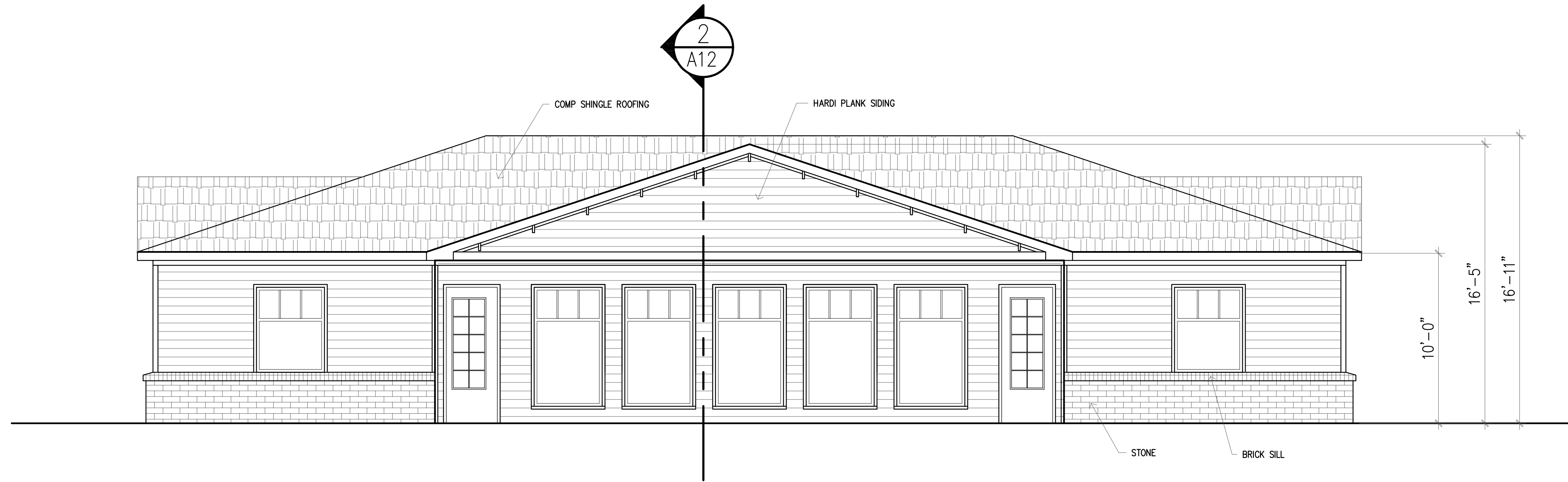


**FOOTE OFFICE**  
**ROCKWALL, TEXAS**  
**EXTERIOR ELEVATIONS**

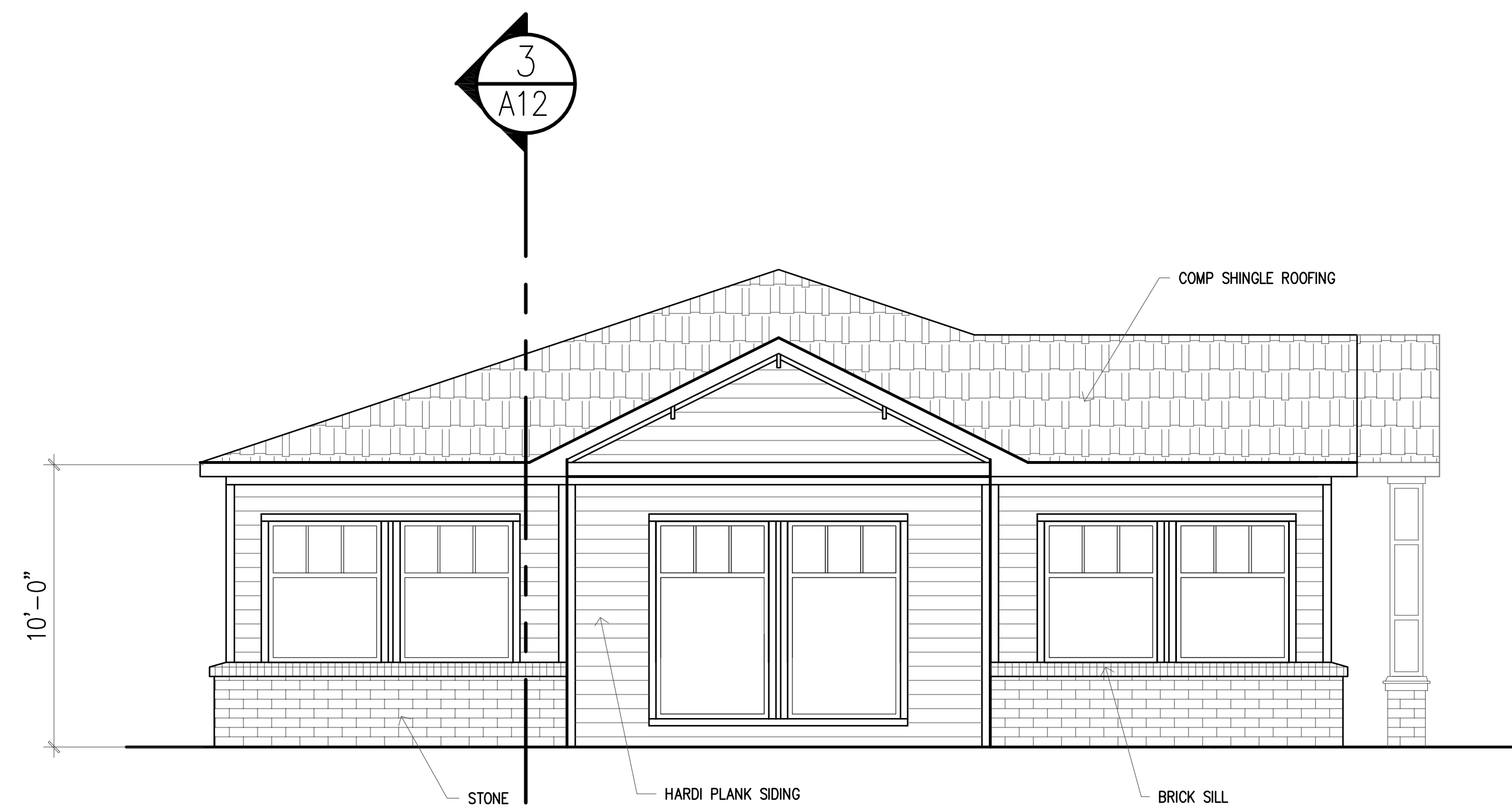
Scale: 1/4" = 1'-0"
Date: 10/12/2018
Project No.: 181001
Designed: GW
Drawn: GW
Checked: WM

**SHEET**  
**A4** OF **17**





**WEST ELEVATION**  
**100% MASONRY 58% STONE 42% HARDI PLANK**



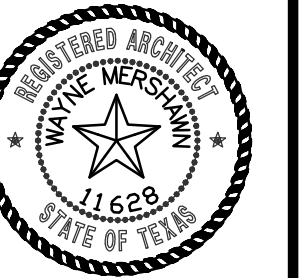
**SOUTH ELEVATION**  
**100% MASONRY 34% STONE 66% HARDI PLANK**

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 ROCKWALL, TEXAS  
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SHEET  
**A5** OF  
 17





WAYNE MERSHAWN  
2313 RIDGE ROAD,  
Rockwall, TX 75032

**RE: HISTORIC (H2018-020), Foote Office**

To Whom It May Concern:

On 11/15/2018, the Historical Preservation Advisory Board (HPAB) voted to approve Case No. H2018-020 with the following conditions of approval:

*STAFF 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 November 15, 2018, the Historic Preservation Advisory Board's Motion to recommend approval of the site plan for an office building with the condition that more Craftsman-style elements be incorporated into the architecture passed by a vote of 5-0 with Board Members Odom and 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, AICP**  
Senior Planner  
Planning & Zoning Department  
City of Rockwall