

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

AGENDA DATE: 12/20/2018

APPLICANT: Kevin Lefere

AGENDA ITEM: H2018-025; COA for N. Goliad and Heath Street

SUMMARY:

Hold a public hearing to discuss and consider a request by Kevin Lefere for the approval of a Certificate of Appropriateness (COA) allowing the construction of a medical office building on a *Non-Contributing* Property identified as Block 26, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50), situated within the North Goliad Overlay (NGC OV) District, located at the northwest corner of the intersection of N. Goliad Street [SH-205] and W. Heath Street, and take any action necessary.

CHARACTERISTICS OF THE PROJECT:

The applicant has submitted an application requesting a Certificate of Appropriateness (COA) for the purpose of constructing a medical office building on a *Non-Contributing* property that is located in Planned Development District 50 (PD-50). The subject property is located at the northwest corner of N. Goliad Street [SH-205] and W. Heath Street, situated within the North Goliad Corridor Overlay (NGC OV) District, and is zoned Planned Development District 50 (PD-50) for Residential-Office (RO) land uses.

The applicant is proposing to construct an ~2,953 SF medical office building on a vacant, *Non-Contributing* property located within the North Goliad Corridor Overlay (NGC OV) District. Since this district is one of the main entry points into the City, additional development standards are required in order to protect the scenic and historic qualities of the district. Staff should note, a medical office building is permitted by-right within the district and this building will be utilized as a chiropractic office. The submitted site plan and building elevations propose a two (2) story (*i.e. ~30 feet in height*) Craftsman-style building clad with hardie board and brick. Additionally the applicant is proposing to utilize a vertical board and batten style façade and incorporate Craftsman style architectural elements. The applicant states the reason for choosing a Craftsman-style architecture is to blend with the recently approved site plan for an office building on the adjacent property to the south.

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), requires that all development within the overlay district 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.

Section 6.2.G, *Standards of Approval*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) states that the Historic Preservation Advisory Board (HPAB) must approve an application for a Certificate of Appropriateness (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 UDC.

STAFF ANALYSIS:


When analyzing the applicant's request (*i.e. approval of a Certificate of Appropriateness [COA] to construct a medical office building*), the proposed elevations seem to conform to all of the above design guidelines stipulated for the North Goliad Corridor Overlay (NGC OV) District. 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.
- 2) The parking lot shall be screened from the residential properties located to the north.

0 12.5 25 50 75 100 Feet

H2018-025 - CERTIFICATE OF OCCUPANCY
HISTORIC - LOCATION MAP = 

SF-7

PD-50

GOLIAD

HEATH

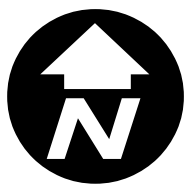
HEATH



City of Rockwall

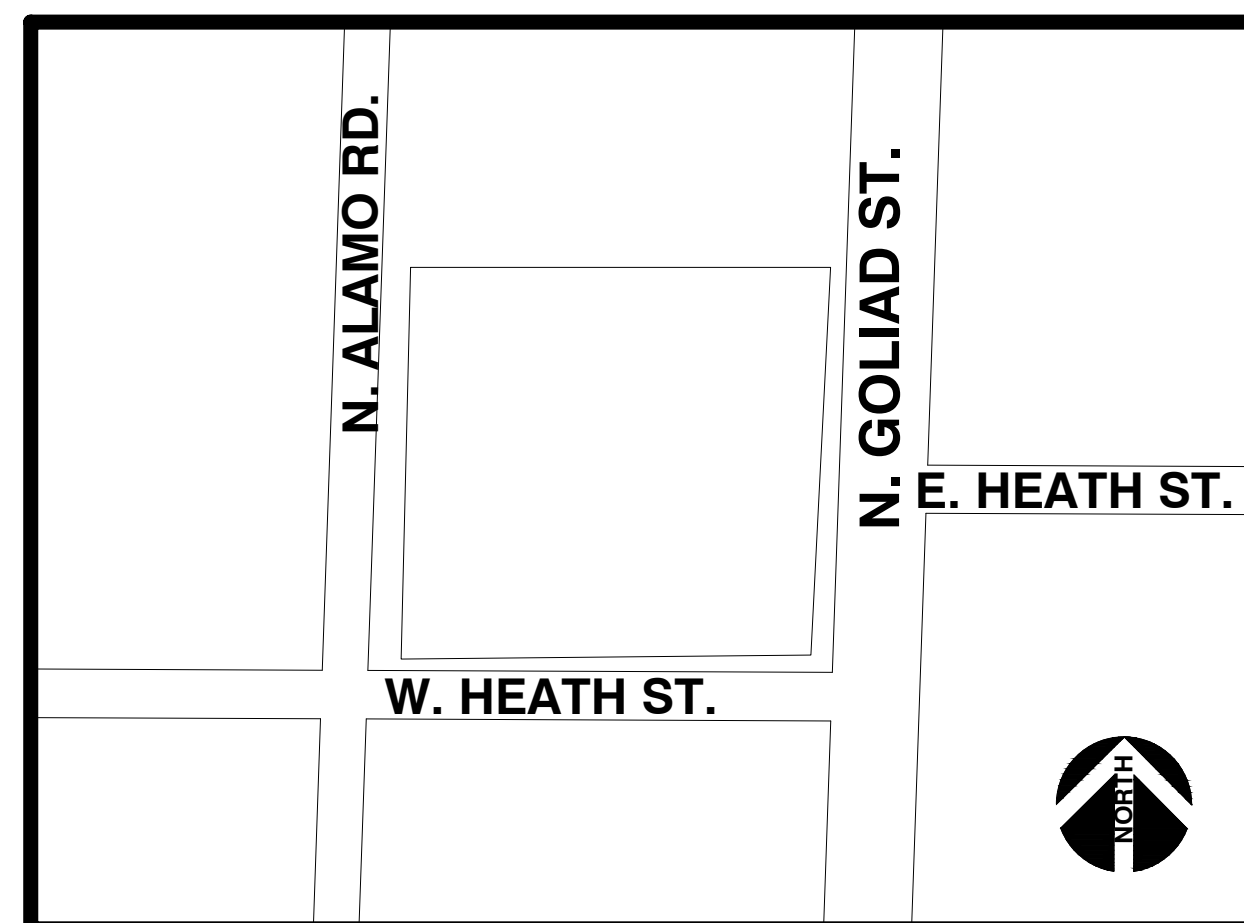
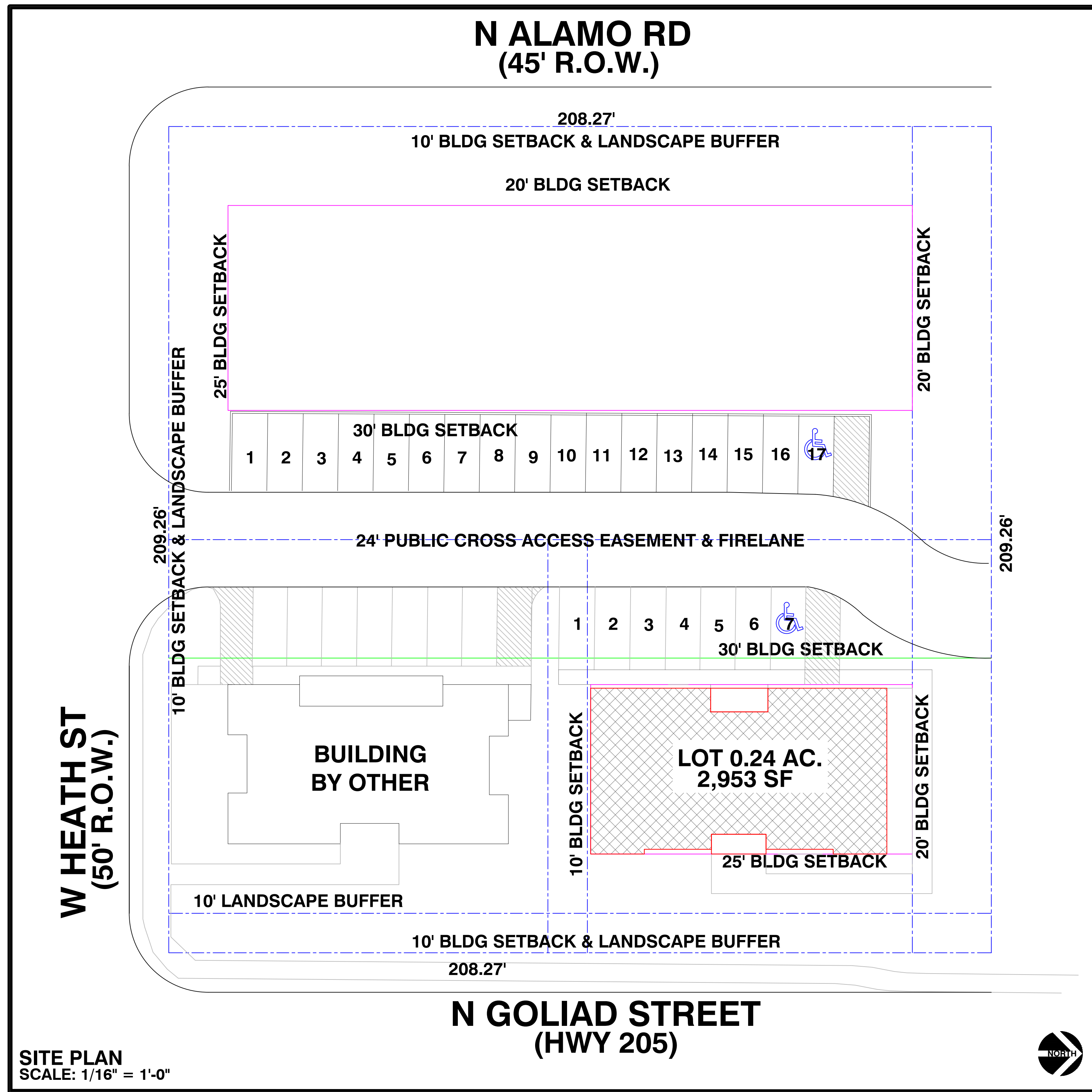
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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T³ Chiropractic

Office Building



- ### GENERAL NOTES
- THIS SET OF CONSTRUCTION PLANS IS INTENDED TO PROVIDE THE NECESSARY INFORMATION TO COMPLETE THE CONSTRUCTION OF THIS PROJECT.
 - ALL NECESSARY PERMITS, INSPECTIONS, AND CERTIFICATES OF APPROVAL SHALL BE PAID FOR BY EITHER THE GENERAL CONTRACTOR OR THE HOME OWNER.
 - ALL BUILDING CODES (NATIONAL, STATE, AND LOCAL) ARE TO COMPLY WITH THE 2003 INTERNATIONAL RESIDENTIAL CODE. THE BUILDING CODES TO SUPERSEDE ANY NOTES OR SPEC'S ON THESE PLANS. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR APPLYING TO THEIR RESPECTIVE CODES.
 - ALL JOBSITE CHANGES AND DECISIONS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND CHECK THE PLANS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES, ERRORS, OR OMISSIONS FOUND WITHIN THE PLANS ARE TO BE BROUGHT TO THE ATTENTION OF LATIMER DESIGNS, INC. PRIOR TO ANY WORK BEING DONE.
 - THE GENERAL CONTRACTOR SHALL PROVIDE NECESSARY ENERGY CALCULATIONS TO COMPLY WITH LOCAL ENERGY CODES.
 - ALL DIMENSIONS ARE FOR ROUGH FRAMING. ALL STUD WALLS ARE DIMENSIONED AT 4" NOMINAL, BRICK LEDGES AT 5.5" NOMINAL, METAL SIDING LEDGES AT 1.5" NOMINAL, AND THIN WALLS AT 2" NOMINAL.
 - ALL DIMENSIONS ARE TO BE FIELD VERIFIED.
 - FOUNDATION PLAN, ROOF PLAN, AND FLOOR FRAMING PLANS ARE SCHEMATIC ONLY. REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR NOTES AND SPEC'S. (IF REQUIRED, TO BE PROVIDED BY GENERAL CONTRACTOR).
 - DRIVEWAY FINISH TO BE SPECIFIED BY CIVIL AND/OR STRUCTURAL ENGINEER.
 - PLANT MATERIALS, INCLUDING SEED/SOD ARE NOT SPEC' D.
 - ALL EXTERIOR WINDOW AND DOOR INSTALLATIONS TO BE IN STRICT COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - ALL CARPENTRY WORK SHALL BE ERECTED PLUMB AND TRUE, FOLLOWING BEST PRACTICES OF THE TRADE. TRIM WORK SHALL BE NEATLY CUT AND FIT.
 - ALL LUMBER SHALL BE S4S UNO.
 - FRAMER TO PROVIDE BACKING FOR ALL APPROPRIATE FINISH MATERIALS.
 - GENERAL CONTRACTOR AND PRODUCT SUPPLIER ARE RESPONSIBLE FOR ALL SAFETY GLASS WHERE REQUIRED BY CODE.
 - PLUMBER TO PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE PLUMBING SYSTEM, INCLUDING ALL HOT AND COLD WATER DISTRIBUTION AND ALL NECESSARY WASTE SYSTEMS.
 - PLUMBER TO PROVIDE A COLD WATER LINE TO THE REFRIGERATOR.
 - THE HVAC CONTRACTOR SHALL PROVIDE A LAYOUT SHOWING DUCT AND VENT LOCATION, AS WELL AS EQUIPMENT SPEC'S. THE HEATING SYSTEM SHALL BE INSTALLED TO ALL CODE REQUIREMENTS.
 - CONTRACTOR TO VERIFY BUILDING/SLAB LOCATION WITH OWNER PRIOR TO CONSTRUCTION.

ABBREVIATIONS

AB	ANCHOR BOLT	H	HIGH
ADJ	ADJUSTABLE	LC	LAUNDRY CHUTE
AFF	ABOVE FINISH FLOOR	LG	LONG
BLDG	BUILDING	ML	MICROLAM
BLK	BLOCK	MTL	METAL
BM	BEAM	OC	ON CENTER
CAB	CABINET	PT	PRESSURE TREATED
CLG	CEILING	PTB	PARTICLE BOARD
CLR	CLEAR	R	RADIUS
CONC	CONCRETE	R&S	ROD & SHELF
DBL	DOUBLE	SH	SHELF(S)
DIA	DIAMETER	SHWR	SHOWER
DN	DOWN	SIM	SIMILAR
DWG	DRAWING	SQ	SQUARE
EA	EACH	STL	STEEL
EQ	EQUAL	TBD	TO BE DETERMINED
FD	FLOOR DRAIN	TOJ	TOP OF JOIST
FDN	FOUNDATION	TOS	TOP OF SLAB
FR	FINISH FLOOR	TR	TRANSOM
FLR	FLOOR	TYP	TYPICAL
FT	FEET	UNO	UNLESS NOTED OTHERWISE
FTG	FOOTING	V	VERTICAL
GL	GLASS	WD	WOOD

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- CONSULT WITH A STRUCTURAL ENGINEER TO VERIFY:
 - DESIGN, SIZE, AND REINFORCEMENT LOADS.
 - ALL SITE CONDITIONS, TO INCLUDE SOIL TESTING FOR BEST LOCATION OF FOUNDATION.
 - FOUNDATION DESIGN
- CONSULT/VERIFY ALL ASPECTS OF PLANS FOR LOCAL CODES AND ORDINANCES FOR THE CONSTRUCTION LOCATION.

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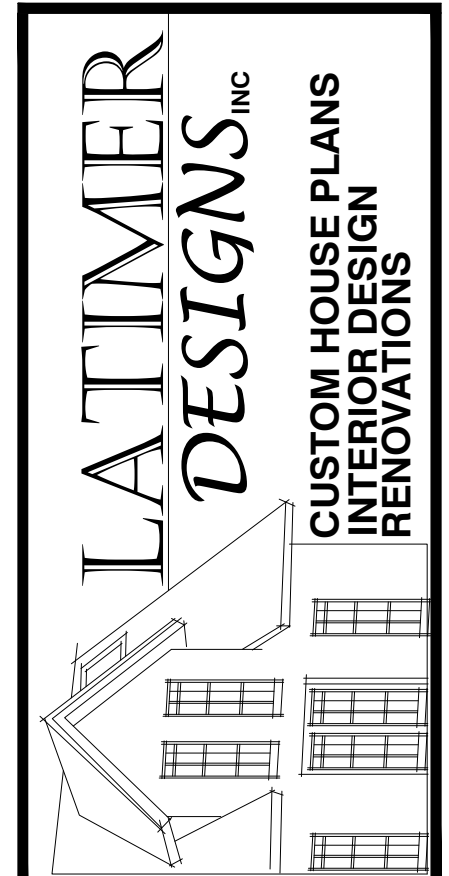
DRAWING/SHEET INDEX

1 OF 4	SITE PLAN
2 OF 4	FLOOR PLAN
3 OF 4	EAST & SOUTH ELEVATIONS
4 OF 4	WEST & NORTH ELEVATIONS

PROPERTY DESCRIPTION

PROPERTY ID	16663
GEOGRAPHIC ID	3730-0026-0ALL-00-0R
ADDRESS	GOLIAD/W.HEATH/ALAMO
ZONING	PD-50
PROPERTY USE	OFFICE
PROPERTY AREA (GROSS)	10,770 SF (APPROX)
BUILDING AREA	3,108 SF
BUILDING HEIGHT	29'-4"
PARKING REQUIRED	1 SPACE/500 = SPACE REQUIRED
HANDICAP REQUIRED	1 ACCESSIBLE 0-25, 2 PROVIDED
TOTAL PARKING PROVIDED	24 SPACES
ALL SF TOTALS ARE APPROXIMATE	

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PROJECT/CLIENT:
T3 CHIROPRACTIC OFFICE

LOCATION:
205 & W.HEATH • ROCKWALL • TX • 75087

DATE:
12.06.2018

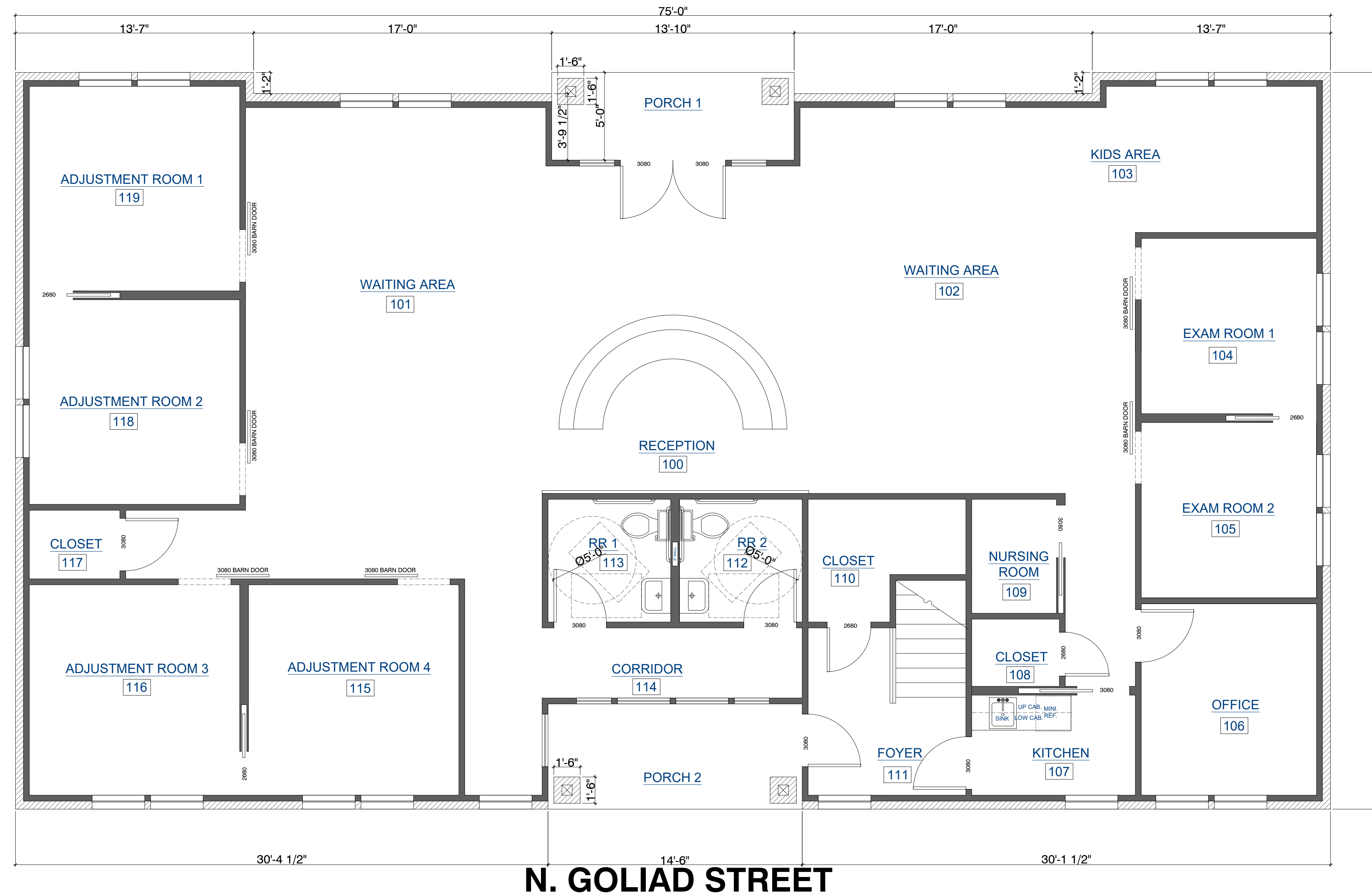
REVISIONS:

DRAWING:
SITE PLAN

SCALE:
1/16" = 1'-0"

SHEET SIZE:
24 X 36

SHEET NO.
1 OF 1



201 FLOOR PLAN
SCALE: 1/4" = 1' - 0"

SQUARE FOOTAGE	
1ST FLOOR	2953
PORCH 1	68
PORCH 2	87
2ND FLOOR	2015



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LATIMER DESIGNS INC.
CUSTOM HOUSE PLANS
COMMERCIAL PLANS
INTERIOR DESIGN

PROJECT/CLIENT:
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DATE:
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REVISIONS:

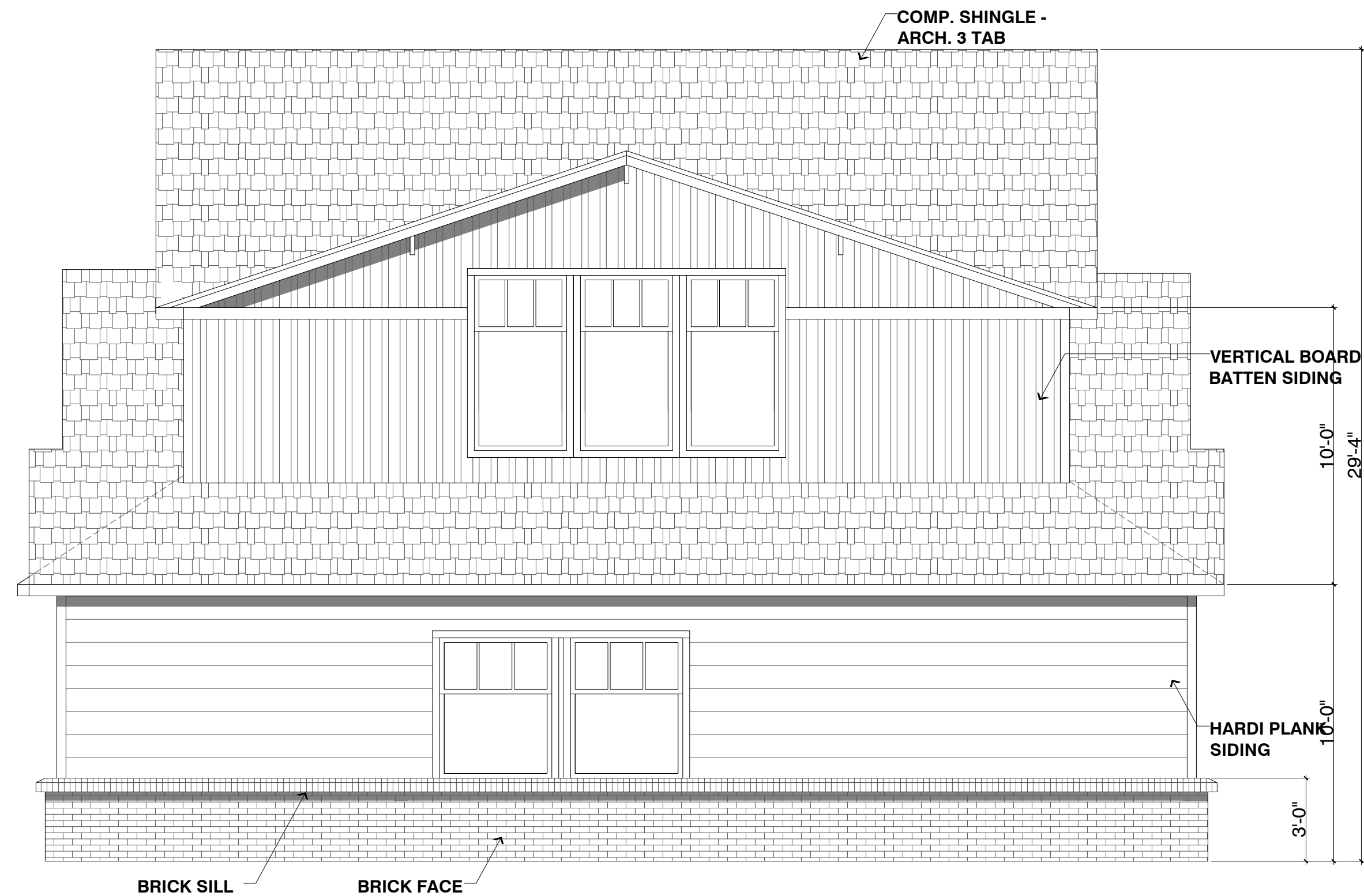
DRAWING:
FLOOR PLAN
SCALE:
1/4" = 1'-0"
SHEET SIZE:
24 X 36
SHEET NO.
2 OF 4

100% MASONRY:
 HORIZONTAL HARDI: 41%
 VERTICAL BOARD & BATTEN HARDI: 40%
 BRICK: 19%



301 EAST ELEVATION: GOLIAD FRONTAGE
 SCALE: 1/4" = 1' - 0"

100% MASONRY:
 HORIZONTAL HARDI: 39%
 VERTICAL BOARD & BATTEN HARDI: 35%
 BRICK: 26%



302 SOUTH ELEVATION
 SCALE: 1/4" = 1' - 0"

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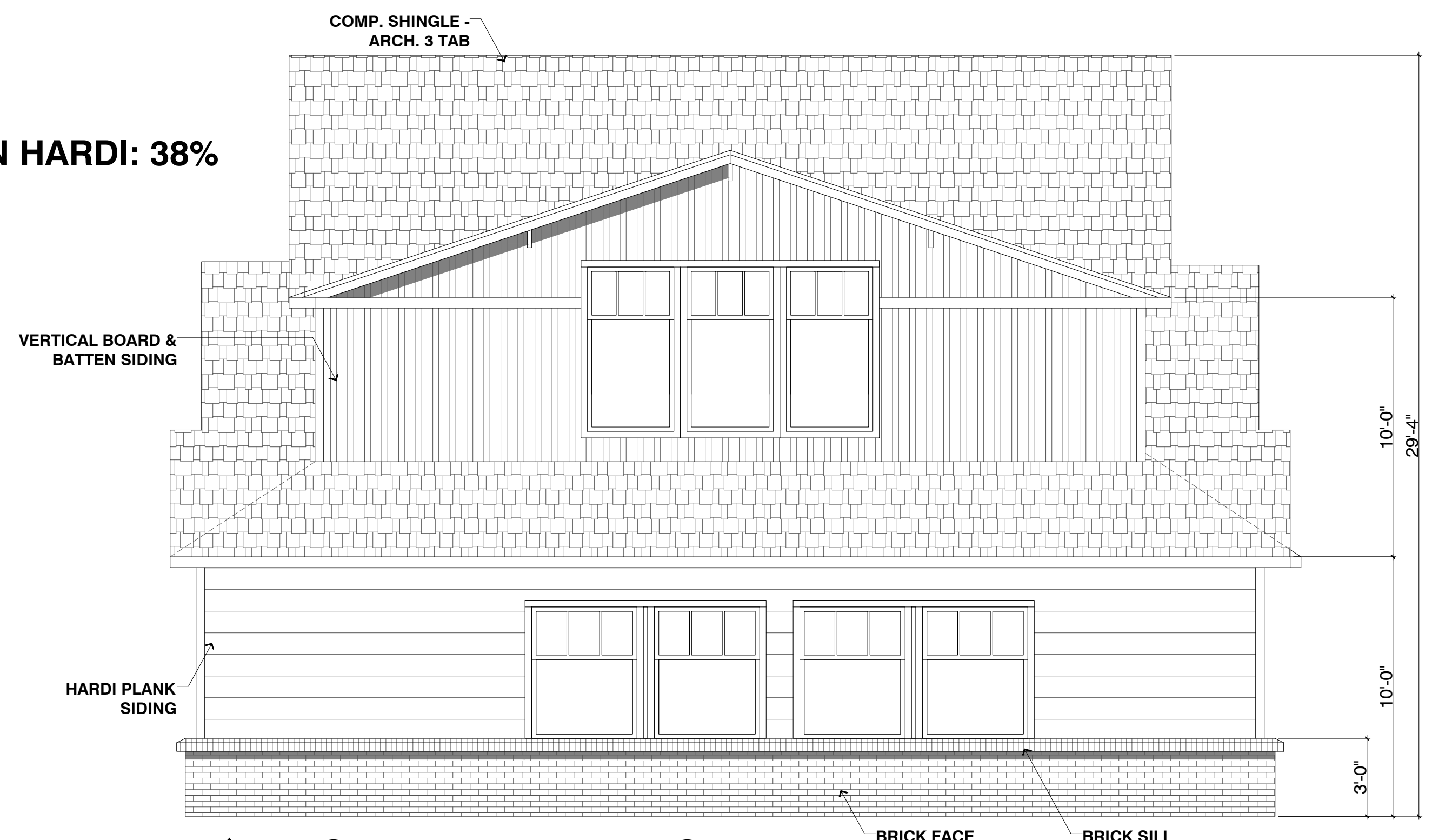
DRAWING:
ELEVATIONS
 SCALE:
1/4" = 1'-0"
 SHEET SIZE:
24 X 36
 SHEET NO.
3 OF 4

100% MASONRY:
HORIZONTAL HARDI: 41%
VERTICAL BOARD & BATTEN HARDI: 40%
BRICK: 19%



401 WEST ELEVATION: PARKING LOT
 SCALE: 1/4" = 1' - 0"

100% MASONRY:
HORIZONTAL HARDI: 33%
VERTICAL BOARD & BATTEN HARDI: 38%
BRICK: 29%



402 NORTH ELEVATION
 SCALE: 1/4" = 1' - 0"

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 ELEVATIONS
SCALE:
 1/4" = 1'-0"
SHEET NO.:
 4 OF 4
SHEET SIZE:
 24 X 36

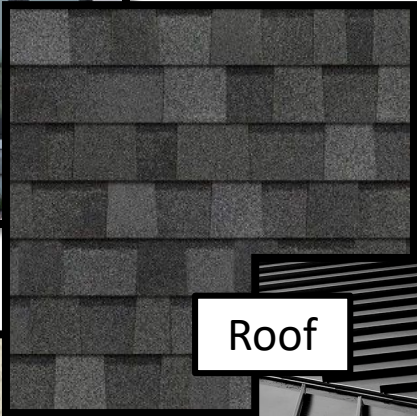


Paint Colors

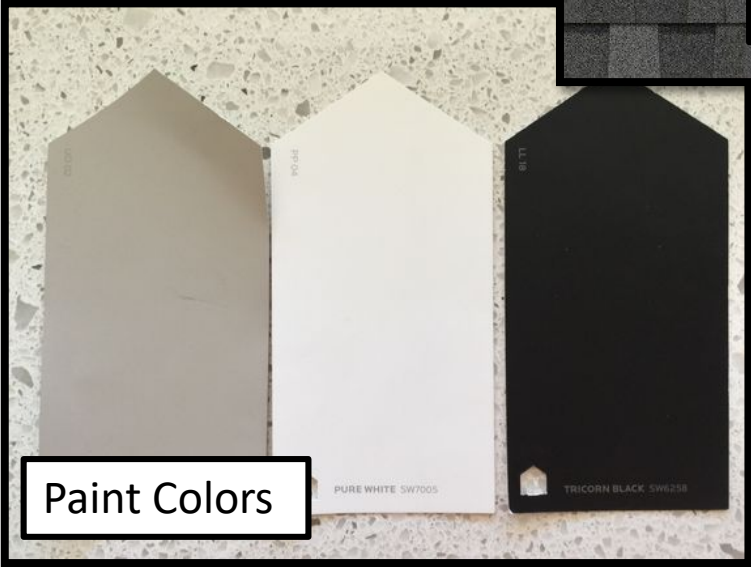
Modern Craftsman



Stone Style



Roof



Paint Colors



Stone