



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Historic Preservation Advisory Board
DATE: February 21, 2019
APPLICANT: Mike and Sonja West
CASE NUMBER: H2019-001; 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.

BACKGROUND

The subject property is a Landmarked property situated within the North Goliad Corridor Overlay (NGC OV) District, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, and is addressed as 912 N. Goliad Street. The subject property was annexed before 1959 and in 2007, the City Council approved Ordinance No. 07-43 establishing the property as a Landmarked property. The existing home is approximately 2,700 SF, and is commonly referred to as the “Austin-Stacey Home”. According to the Rockwall Historic Resources Survey, the home was constructed in 1893 and is characteristic of Colonial Revival architecture. Previous alterations to the home include replacing the doors and façade materials. The home is two (2) stories in height, clad with vinyl siding, and has a detached garage and swimming pool that were constructed in 1996 and 2002. Landmarked properties are “...properties or structures not contiguous or part of the existing historic district; however, the property is deemed worth preserving due to its historic significance...” In this case, the home is historically significant due to its previous occupants. The original owner of the home was Mr. “Captain” Austin, who was the first elected tax collector and sheriff in Rockwall County. Later he became elected to the State Legislature and owned businesses in Rockwall until around 1938.

On September 20, 2018, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) [Case No. H2018-017] allowing a single-family home to be converted to a residential-office building. The applicants stated their intent to relocate their real estate business (*i.e.* Citywide Real Estate and Property Management Company) and did not propose to make any additional changes to the exterior. Since the structure was being converted from a single-family home to a residential-office building, a parking lot with screening was required to be constructed before the applicants would be granted a Certificate of Occupancy (CO), allowing the business to operate in the office building. On November 27, 2018, the Planning and Zoning Commission approved a site plan for the required parking lot, which has not been constructed. In January 2019, staff was made aware that the applicants had been operating without constructing the parking lot or obtaining a Certificate of Occupancy (CO). In response to this, staff advised the applicants to apply for a Temporary Certificate of Occupancy (TCO), which would allow the business to continue to operate on a temporary basis (*i.e.* 30 days) until the parking lot could be constructed. On January 7, 2019, the applicants submitted an application for a Temporary Certificate of Occupancy (TCO). The TCO was never picked up by the applicants; however, the business continued to operate. Staff notified the applicants that a TCO is not valid until it is picked up from the Building Inspections Department. In response, the applicants picked

up the TCO on February 13, 2019 (*i.e. 44 days after submitting an application*). The applicants have been given 30-days to bring the property into compliance (*i.e. submit engineering plans, construct a parking lot, and apply/be approved for a Certificate of Occupancy*).

PURPOSE

The applicants are requesting approval of a Certificate of Appropriateness (COA) to allow the installation of an ADA compliant ramp and railing. Currently, the applicants are in the process of converting the single-family home into a residential-office building. As a result, the applicants are required to construct an ADA compliant ramp. The proposed ramp will be approximately 42-inches wide, 34-inches in high, 24-feet long, and constructed of wood. The ramp will be painted white. The applicants have provided a site plan showing two (2) possible locations for the proposed ramp and examples of the type of ramp being proposed. Since this is a structural modification to the exterior of the home and visible from the public right-of-way, a Certificate of Appropriateness (COA) is required to be approved by the Historic Preservation Advisory Board (HPAB).

ADJACENT LAND USES AND ACCESS

The subject property is located at 912 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a single-family residential subdivision (*i.e. North Towne Subdivision*) that is zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is a medical office building (*i.e. Heavenly Hands Birthing Center*), which is a *Landmarked* property and zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses.

East: Directly east of the subject property is a single-family residential subdivision (*i.e. North Town Subdivision*) that is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are several residential-office buildings zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses. Beyond this are several single-family homes zoned Single-Family 10 (SF-10) District.

CHARACTERISTICS OF THE PROJECT

The applicants have submitted a site plan showing two (2) possible options for the location of the proposed ramp. Option 1 proposes installing the ramp on the south side of the structure (*i.e. facing the adjacent medical office building*), utilizing an existing 31-1/8-inch width door. Since the width of the door is not at least 36-inches (*i.e. the minimum width for an ADA compliant door*), this option cannot be considered by the Historic Preservation Advisory Board (HPAB) without requiring the door to be widened to 36-inches. With that being said, Option 2 proposes installing the ramp on the west side of structure (*i.e. facing S. Goliad Street*). This option utilizes an existing door that is 36-inches in width and meets the minimum width of an ADA compliant door. According to the submitted site plan, this option places the ramp directly in front of the structure and impairs visibility of the house from the street. Staff has discussed with the applicants the possibility of locating the ramp on the south side of the building and changing the existing door to an ADA compliant door. The applicants did not favor this option and expressed concerns regarding altering the structural integrity and historic characteristics of the building.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES


According to Section III, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "...the existing building façade materials on a building should be respected and not be changed or concealed by the introduction of a different material..." and "...should be visually compatible with neighboring historic buildings or structures..." Additionally, the 2012 Texas Accessibility Standards requires the accessible parking space be the "...first available parking space adjacent to the ramp..." In this case, Option 1 (*i.e. locating the ramp locating the ramp on the side of the structure*) does not appear to meet the requirements of the Historic Preservation Guidelines or the 2012 Texas Accessibility Standards. Specifically, the submitted site plan does not indicate the location of the accessible parking space in proximity to the ramp. Additionally locating the ramp in the front of the building impairs visibility from the street and does not appear to be visually compatible with neighboring historic buildings. Staff should note, the adjacent Landmarked property does not have a visible ramp nor are any ramps located on the front of any building along N. Goliad Street. Option 2 would bring the applicants' request into further conformance with the Historic Preservation Guidelines. This involves locating the ramp on the south side of the building. Should the Historic Preservation Advisory Board (HPAB) approve Option 2, staff would suggest the Board include a requirement that the applicants provide a thick vegetative screening in front of the ramp, and replace the existing door with a door that is 36-inches in width. With that being said, this is a discretionary decision for the Historic Preservation Advisory Board (HPAB). Should the Historic Preservation Advisory Board (HPAB) approve this request, staff suggests that the screening of the ramp consist of mature trees (*i.e. minimum of 6-feet in height*), bushes (*a minimum of five [5] gallons*), and tall grasses (*i.e. no shorter than four [4] feet in height*). This will require the applicants to provide staff with an updated landscape plan reflecting the proposed screening and the accessible parking space.

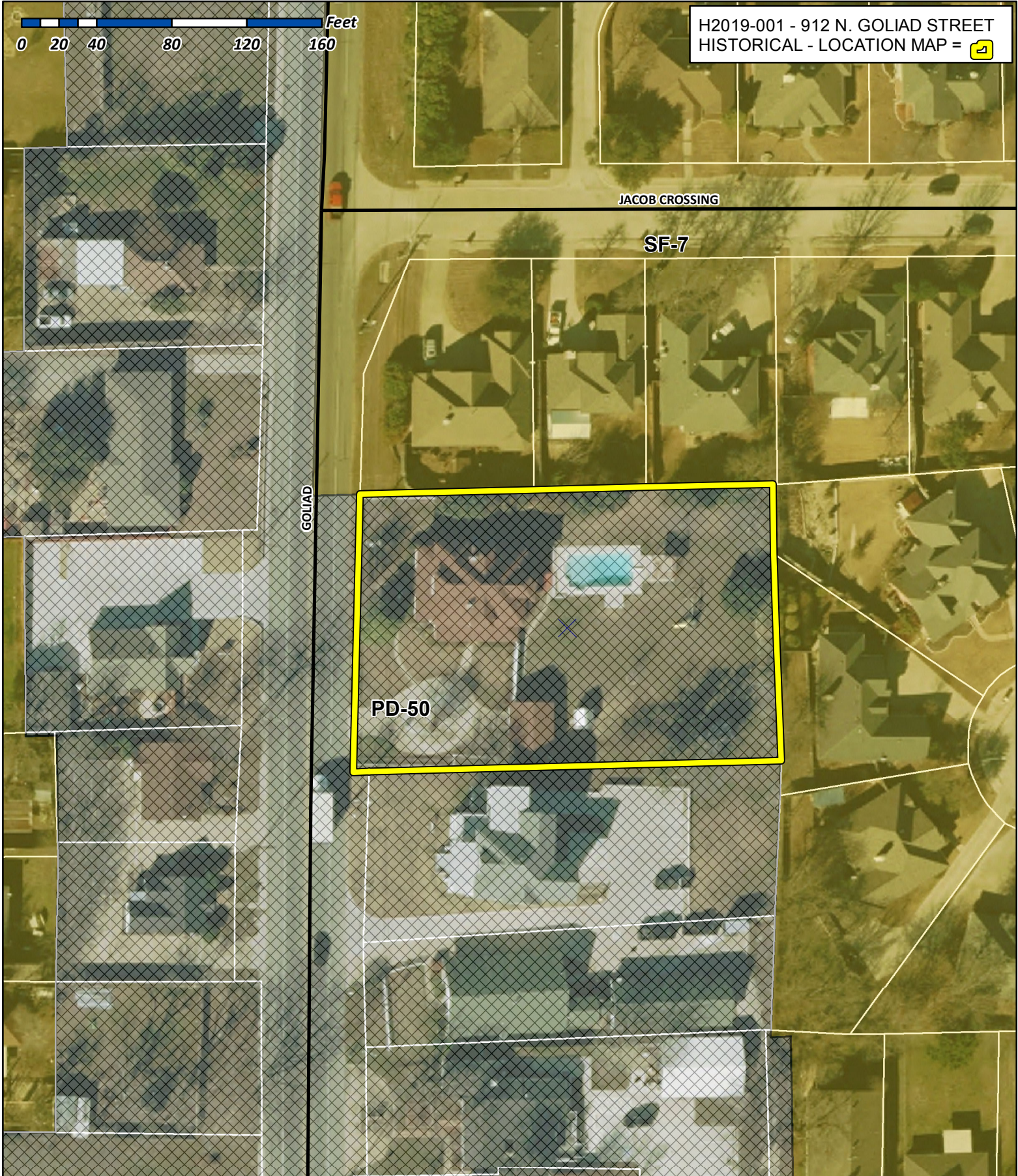
CONDITIONS OF APPROVAL

If the Historic Preservation Advisory Board (HPAB) chooses to approve the request for a Certificate of Occupancy (COA), staff would propose the following conditions of approval:

- (1) The developer shall plant a thick vegetative screening utilizing a combination of mature trees, or bushes and/or grasses adjacent to the ramp;
- (2) The developer shall submit a revised site plan showing the location of the accessible parking space;
- (3) The developer shall submit a revised landscape plan showing the location and landscape materials proposed for the landscape screening adjacent to the ramp; and
- (4) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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 20 40 80 120 160 Feet

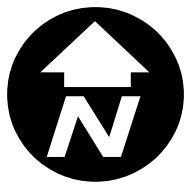
H2019-001 - 912 N. GOLIAD STREET
HISTORICAL - LOCATION MAP = 



City of Rockwall

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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.





912



MAR 26 2007



MAR 26 2007



MAY 9 2005



AUSTIN HOME | 912 N. GOLIAD | ROCKWALL | 1893 | STATUS RESTORED

HHM ID 21524 **912 GOLIAD ST**



Oct 2016

Image ID 22034



Google Earth, Globe, Texas Orthoimagery Program, U.S. Geological Survey

Coordinates: 32.9379136, -96.4598885

IDENTIFICATION

Parcel ID **14173**

Street name **GOLIAD**

Street number **912**

Street type **ST**

DESCRIPTION

Type **Building - Residential - Single-Family House - Modified L-Plan**

Exterior wall materials **Vinyl**

Stylistic influences **Colonial Revival**

Stories **2**

ROOF

Roof shape **Hipped**

Chimney locations **Internal, Side**

Roof materials **Asphalt composition shingles**

Chimney materials **Brick**

Number of chimneys **2**

Chimney features **Chimney cap**

DOORS AND WINDOWS

Door types **Single door primary entrance**

Window types **Double-hung**

Door features **Screens**

Window materials **Wood**

PORCH

Porch type **One story, Full width, Wrap-around**

Porch support type **Chamfered posts**

Porch roof type **Hipped**

LANDSCAPE

Other outbuildings **Non-historic garage**

HISTORY

Year built **1893**

Historic name **AUSTIN-STACEY HOUSE**

INTEGRITY

Alterations **Doors replaced, Exterior wall materials replaced**

RECOMMENDATIONS

Recommended NRHP designations **Recommended individually eligible for the NRHP, Recommended contributing to a NRHP district**

Priority ranking **High**

Recommended local designations **Recommended eligible as a local landmark, Recommended contributing to a local historic district**

PRIOR DESIGNATIONS

Prior local designations **Landmarked**

HHM ID 21524

912 GOLIAD ST

IMAGES



Oct 2016

Image ID 22034



Oct 2016

Image ID 22035

HHM ID 21524

912 GOLIAD ST

IMAGES



Oct 2016

Image ID 22036

February 7, 2019

Historical Preservation Advisory Board

Certificate of Appropriateness

RE: 912 N. Goliad St, Rockwall, TX 75087

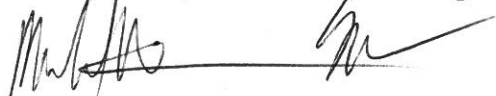
Site plan attached for review of ADA compliant ramp. Two options available:

- 1) Option 1 on south side of property. Ramp extending from proposed parking area to porch level of entry. Asking boards permission to use 31 7/8" door without alterations as to maintain the structural integrity of the historic nature of the building. Ramp could have hedgerow planted alongside the handrail to soften the sight line.
- 2) Option 2. Run the ADA ramp on the west side of property (ramp would be same side side as Goliad). This would put the ramp on display at the front and alter the visual front elevation.

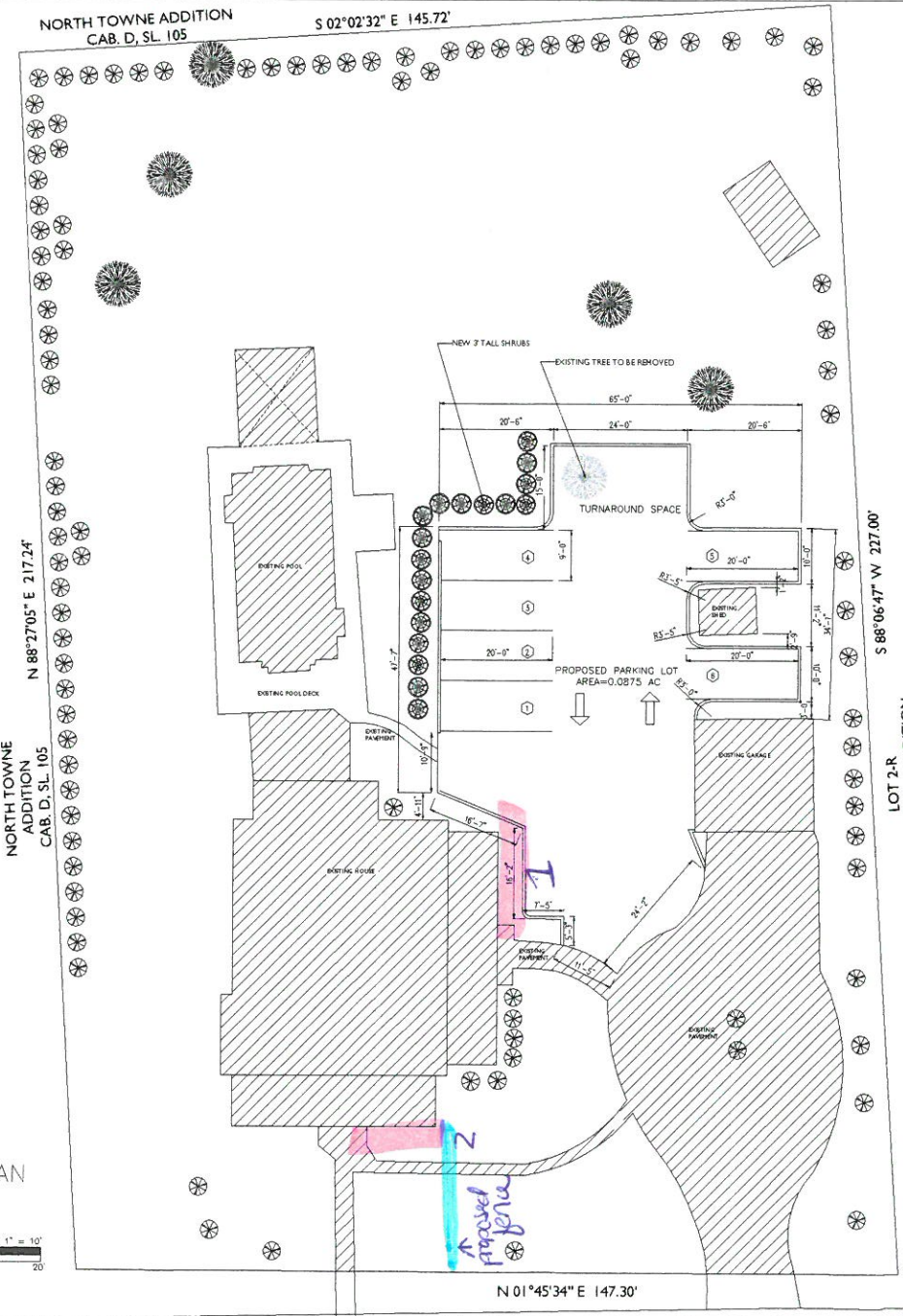
Photograph of wheel chair individual shows the 1/8 of an inch shortage does not alter the use of effectiveness of the entry on the south side for wheel chair accessibility for Option 1.

Option 2 has a 36 inch door. This would not be an issue running along Goliad. Visually it's not as appealing.

Thank you for your time in considering our request.



Mike and Sonja West



- 24' AISLE WIDTH
- 20' STALL DEPTH
- 9' STALL WIDTH
- PARKING COUNT
- EXISTING 3' TO 12' TALL SHRUBS
- EXISTING TREE
- NEW 3' TALL SHRUBS



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 LLC**

DRAWINGS ISSUED FOR:
 PERMIT: 12/14/2018
PRICING:
 CONSTRUCTION:
 DRAWING BY: AJ
 CHECKED BY: AJ

REVISIONS:

1	00/00/2018
2	00/00/2018
3	00/00/2018

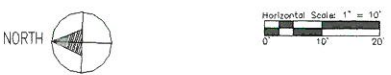
NEW PARKING
**912 N GOLIAD
 ST, Rockwall
 TX 75087**

**SHEET TITLE
 PROPOSED
 SITE PLAN**

SHEET# C0.1

PROJECT #18054

PROPOSED SITE PLAN
 SCALE: 1" = 10'-0"



N 01°45'34" E 147.30'
 N. GOLIAD STREET
 VARIABLE WIDTH

S 88°06'17" W 227.00'
 LOT 2-R
 W.D. AUSTIN ADDITION
 CAB. F. SL. 211

N 88°27'05" E 217.24'
 NORTH TOWNE
 ADDITION
 CAB. D. SL. 105

1.

912 Gol. ad.
Rock Wall TX.

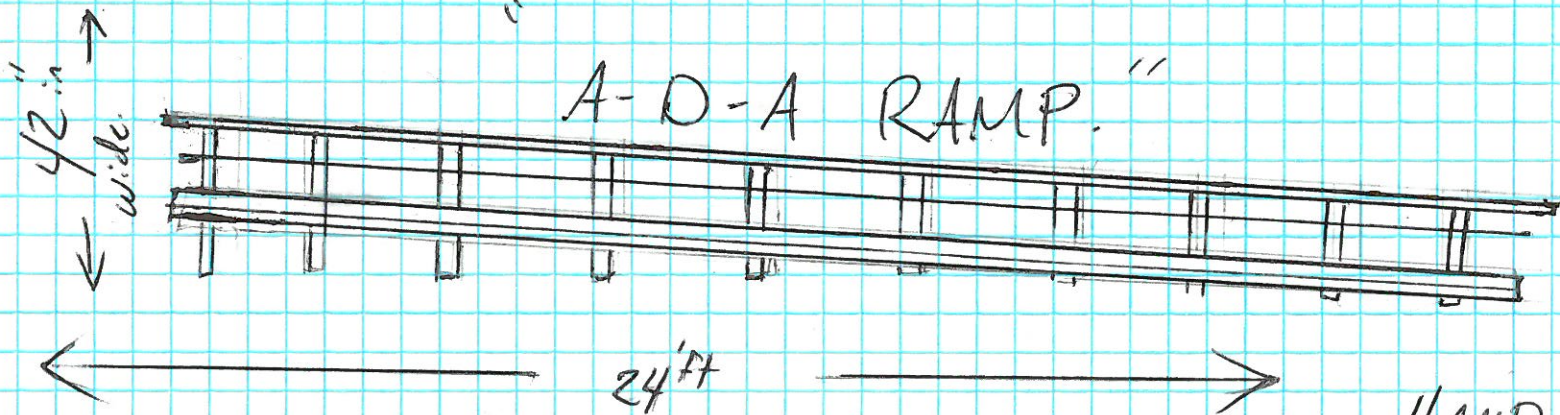
SIDE
DOOR

FRONT
DOOR

Back
DOOR

A-D-A ENTRANCE RAMP.

OPTION 1



Wood A-D-A RAMP.

2X6 - 2X4 - 4/4 post

2.

912 Goliad Rockwall TX.

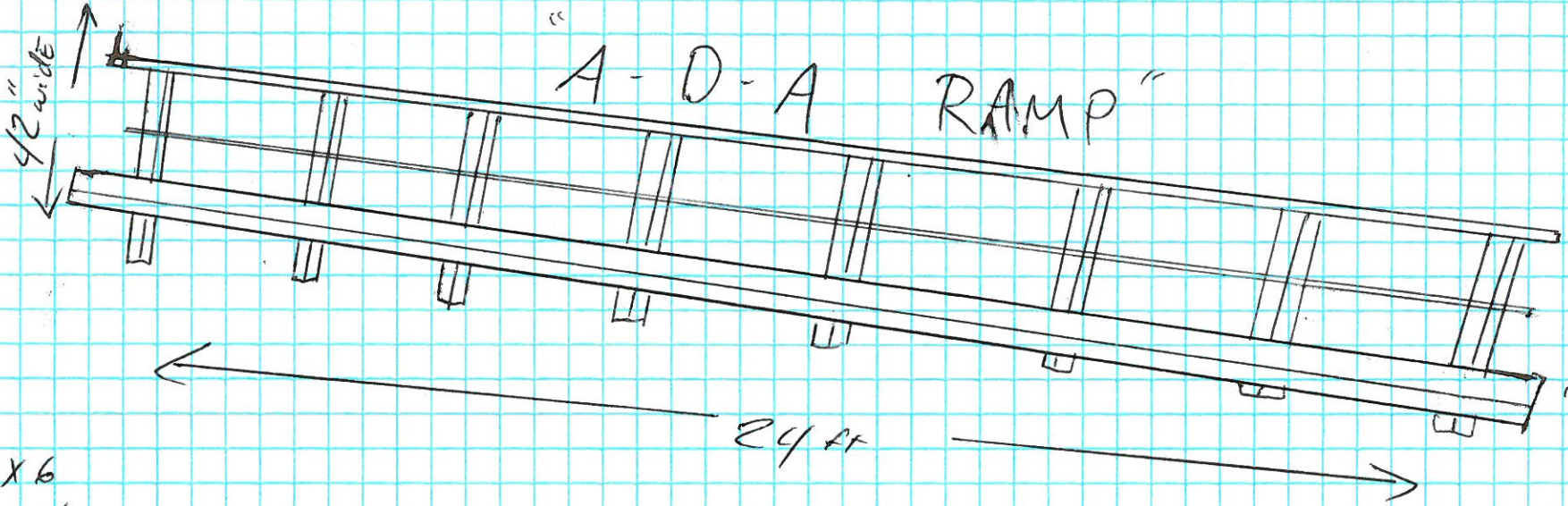
OPTION
2

SIDE DOOR

BACK DOOR

"Front"
Door

A-D-A RAMP



42" wide

"A-D-A RAMP"

24 ft

HAND
RAILS.
34 in
1.96"

- 2x6
- 2x4
- 4x4 Post.





