



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: April 18, 2019
APPLICANT: John and Katherine Donahoe
CASE NUMBER: H2019-003; *COA for 925 N. Goliad Street*

SUMMARY

Hold a public hearing to discuss and consider a request by John and Katherine Donahoe for a Certificate of Appropriateness (COA) for modifications to a *Landmarked Property* being a one (1)-acre parcel of land, identified as Lot 1, Isaac Pena 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 925 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 50 (PD-50) for Residential-Office (RO) District land uses, and is addressed as 925 N. Goliad Street. The property was annexed prior to 1959 and on September 6, 2005, the City Council approved Ordinance No. 05-43 designating the property as a *Landmark Property*. The existing home is an approximately 3,970 SF single-family home known as the historic "Cade Home." The subject property also has two (2) wooden accessory buildings. According to the City of Rockwall's Historic Resources Survey, the home and accessory buildings were constructed in 1913 and are characteristic of Prairie style architecture. Prairie style homes typically utilize a lot-pitched roof that is usually hipped. Additional characteristics of Prairie style homes include wide, overhanging eaves, two (2)-stories, one (1)-story wings or porches, massive square porch supports, and the form usually emphasizes horizontal lines. Previous alterations to the home include replacement of the doors. The structure is two (2) stories, clad with horizontal wood siding, and utilizes a hipped roof design. Due to these characteristics, the home seems to contain all of the characteristics of a Prairie style home. Landmark 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. James and Dora Cade first lived on the adjacent lot and materials from that house were used to build the two (2) accessory buildings on the property. Mr. Cade was a cattle buyer and a butcher and also worked at Rockwall Bank for a period of time before becoming a farmer and raising livestock. He was a partner in a meat market and icehouse called Cade, Bedingfield, and Phillips. Mr. Cade is thought to have brought the first registered Longhorn cattle to Rockwall.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) in conjunction with a building permit fee waiver and a small neighborhood matching grant [*Case Nos. H2019-004 and H2019-005*] for the purpose of converting a single-family home into a residential-office building. Currently, the applicant is in the process of converting the residential structure to a commercial structure. Since the land use is changing from a residential land use to a commercial land use, the property is required to construct a parking lot and provide ADA compliant access to the proposed residential-office building. The proposed parking lot will be located behind the main structure and the

sidewalk will be located at the south façade of the building (*i.e. the side of the building*). In addition, the applicant will provide railing adjacent to the sidewalk and at the entrances that have stairs.

ADJACENT LAND USES AND ACCESS

The subject property is located 925 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a building that is zoned Neighborhood Services (NS) District.

South: Directly south of the subject property is a single-family residential home that is 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 Towne Addition*) that is zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are two (2) single-family residential homes that are non-platted lots zoned Single-Family 10 (SF-10) District.

CHARACTERISTICS OF THE PROJECT

Currently, there is a small parking lot in the front of the main structure that is accessed from S. Goliad Street [SH-205]. The applicant is proposing to remove the existing 2,306 SF parking lot and driveway and replace it with grass. The applicant is proposing to expand the parking area in the rear of the building to approximately 2,333 SF (*i.e. the net addition of pavement will be 27 SF*). Landscaping (*e.g. pampas grass*) in conjunction with an existing fence will be utilized as screening from the adjacent property. Staff should note, the existing fence is not located on the subject property. Should the property owner remove the fence, the adjacent residential property will only have landscape screening. Due to ADA standards, a commercial building must meet the Texas Accessibility Standards. Due to this, the applicant is required to add a metal handrail down the middle of the front, sides, and rear steps. The proposed handrail in the front of the property will be painted white and the other handrails will be painted black. In addition, the applicant is proposing to provide ADA accessible access from the rear parking lot via a ramp. According to the applicant, the existing stairs will be removed; however, the existing architectural features will remain and border the ramp. The required railing along the ramp will be vinyl that simulates wood, while matching the exterior of the building. The only interior modifications will be converting the existing restroom to meet ADA requirements, adding handrails to the stairs, and adding doors to the dining room. The applicant has submitted example photos of the proposed landscaping and railing and a site plan showing the location of the new parking lot and sidewalk. The proposed ramp will be located toward the rear (*i.e. south side*) of the home and will connect to the existing wrap-around porch. The porch will provide access to the side and front doors.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

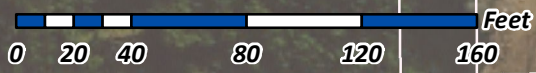
According to Subsection 6.04.E, *Parking Area Restrictions*, of Section 6, *North Goliad Corridor Overlay (NGC OV) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), "...any surface parking shall be provided in well-screened parking lots at the rear or behind the main façade of the building..." Additionally, new buildings or alterations shall be compatible with the adjoining area. In this case, the relocation of the parking lot and sidewalk from the front of the building to the rear brings the building into conformance with the overlay district standards with regard to location of parking lots. Additionally, since the applicant is utilizing the existing fence and additional landscaping as screening, the request appears to be in conformance with the overlay district with regard to screening of parking lots. Since, the structure is being converted from a residential land use to a commercial land use, it is expected that modifications to the exterior will be required. In this case, the applicant is proposing to utilize railing that appears to match the style of the building. Since the

sidewalk will be located toward the side of the structure, it will have limited visibility from the street. Staff should note, although the property is a *Landmarked Property*, the applicant's request does not appear to negatively impact the subject property or the neighboring properties and approval of this request is discretionary to the Historic Preservation Advisory Board (HPAB). Should this request be approved, staff would recommend that landscape screening be provided adjacent to the ramp.

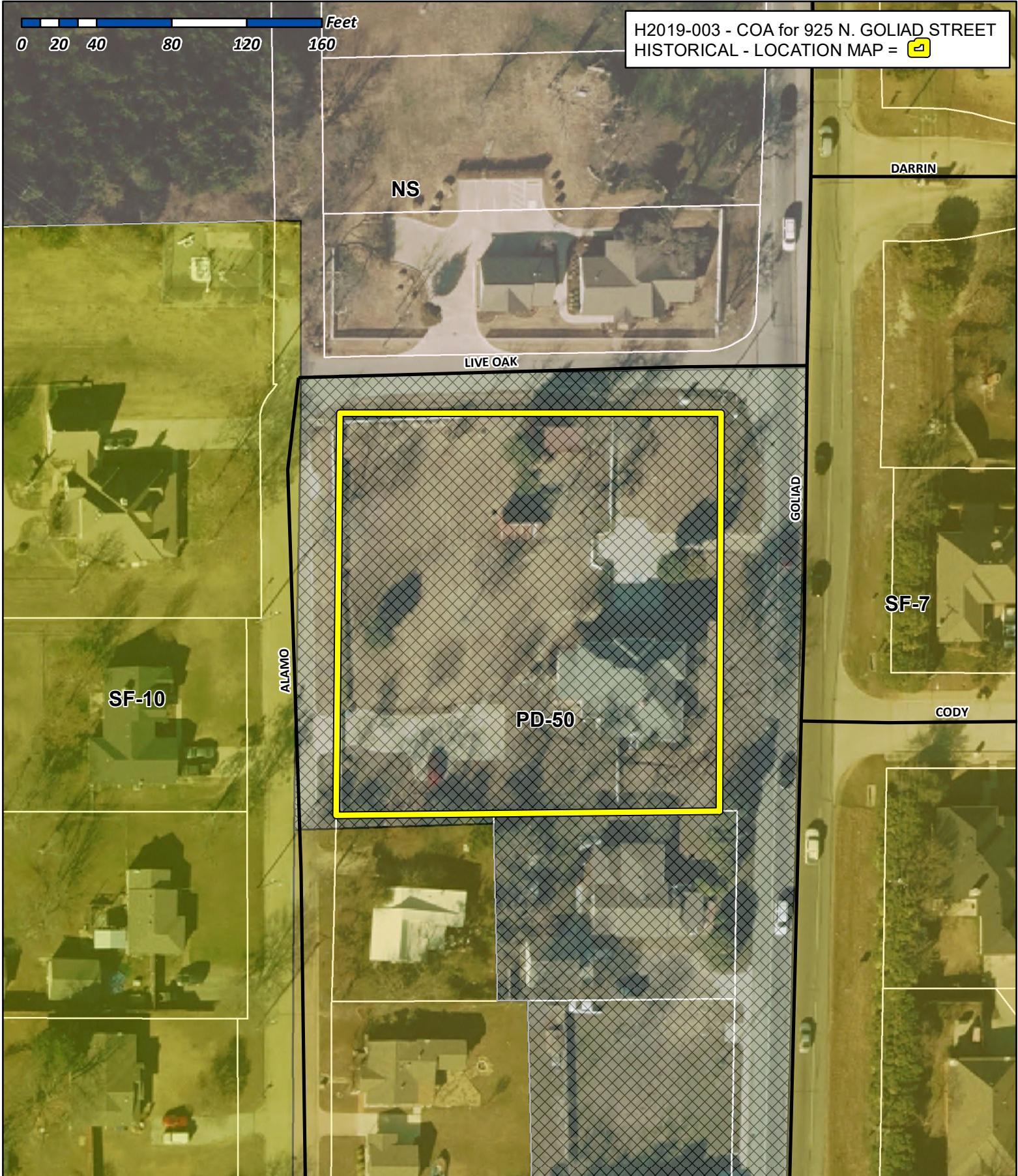
CONDITIONS OF APPROVAL

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

- (1) The developer shall plant a thick vegetative screening utilizing a combination of accent trees, bushes and/or grasses adjacent to the ramp and the south property line; and
- (2) The developer shall submit a revised landscape plan showing the location and landscape materials proposed for the landscape screening adjacent to the ramp and south property line; and
- (3) 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.



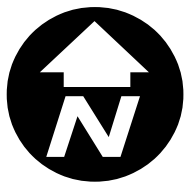
H2019-003 - COA for 925 N. GOLIAD STREET
HISTORICAL - LOCATION MAP =



City of Rockwall

Planning & Zoning Department
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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.



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4-5-19

City of Rockwall
Historical Preservation Advisory Board &
Planning & Zoning Board

Re: 925 N. Goliad, Rockwall, TX 75087

To Whom It May Concern:

I am currently under contract to purchase the Landmark Property known as the Cade House at 925 N. Goliad. It is currently used as residential property. The zoning is Commercial – Residential Office. I plan to convert the use to professional office use.

There will be no changes to the exterior other than –

- Adding a white metal handrail down the middle of the front steps
- Adding a black metal handrail down the middle of both sides of the rear steps
- Removing the concrete drive and parking in front and replacing with sod
- Adding parking in back and widening the back drive as indicated in site plan
- Adding Pampas grass along the south fence line to function as photometric screening grass to match the existing pampas grass at the back gate
- Building a handicap access from back parking with a sidewalk and raised sidewalk as needed due to grading. Sidewalk will enter the side of the front porch and the current side stairs. At the entrance to the stairs the existing architectural features the border the existing stairs will border the ramp and any needed rails along the walkway will be white vinyl rails that look like wood and match the exterior of the building.

There will be no interior changes other than to make the down stairs bath accessible and adding handrails to the stairs and doors to the dining room.

The submitted site plan includes photometric requirements, treescape plan (no changes needed to current trees), and elevations and site plan indicates existing landscaping. There will be no change other than adding sod to the area of removed concrete. Sidewalk along Alamo will be completed. Sidewalks along Live Oak and Goliad will be escrowed.

The amount of added paving is:

2000 SF of added drive paving
333 SF of added sidewalk/ramp paving
2333 SF Total Added

The amount of removed paving is: 2306 SF of removed front paving

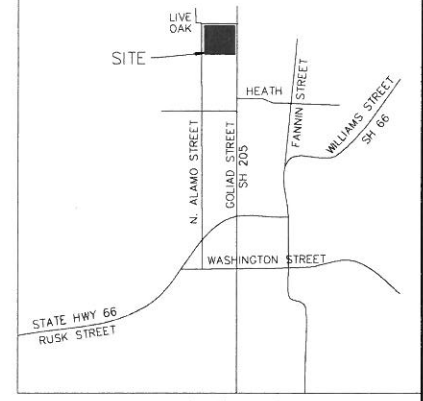
Sincerely,

Cari Foote

04/03/2019



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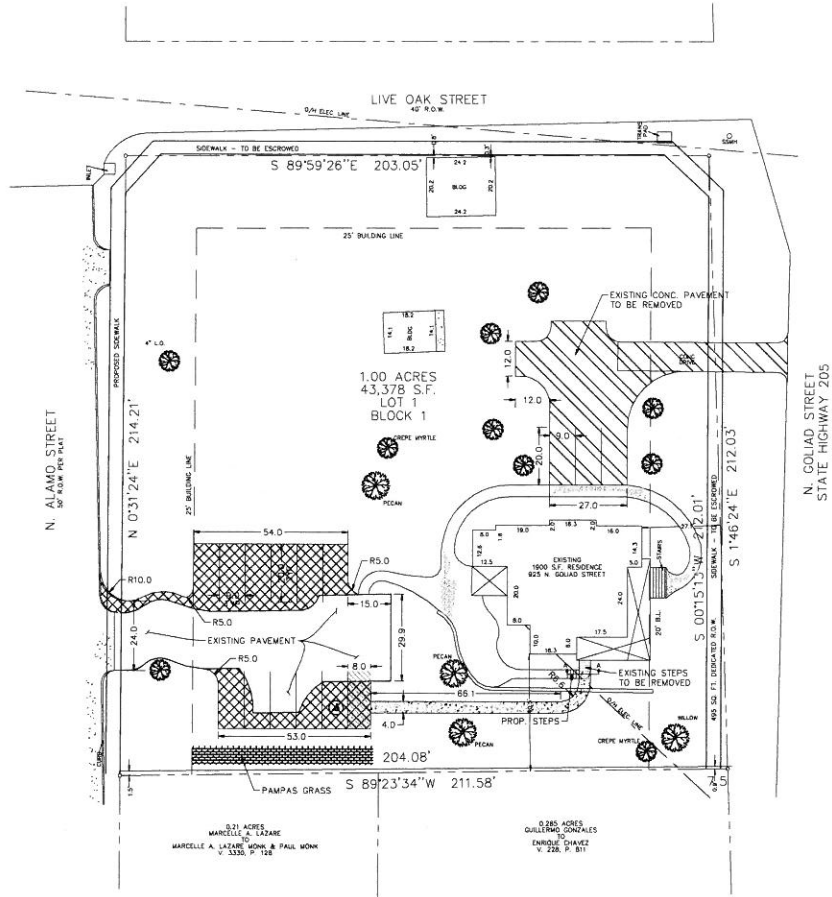
VICINITY MAP
N.T.S.



DEVELOPMENT SYNOPSIS

ZONING: PD 50
 PROPOSED USE: OFFICE
 PROPERTY AREA: 43,378 SF, 1.00 AC
 BUILDING AREA: 1,900 SF
 EX. PAVEMENT AREA: 4935 SF
 PR. PAVEMENT AREA: 4962 SF
 PARKING REQUIRED: 4 (1 ADA)
 PARKING PROVIDED: 11 (1 ADA)

- DRIVE PAVEMENT ADDITION 2000 SF
- SIDEWALK PAVEMENT ADDITION 333 SF
- PAVEMENT REMOVAL 2306 SF

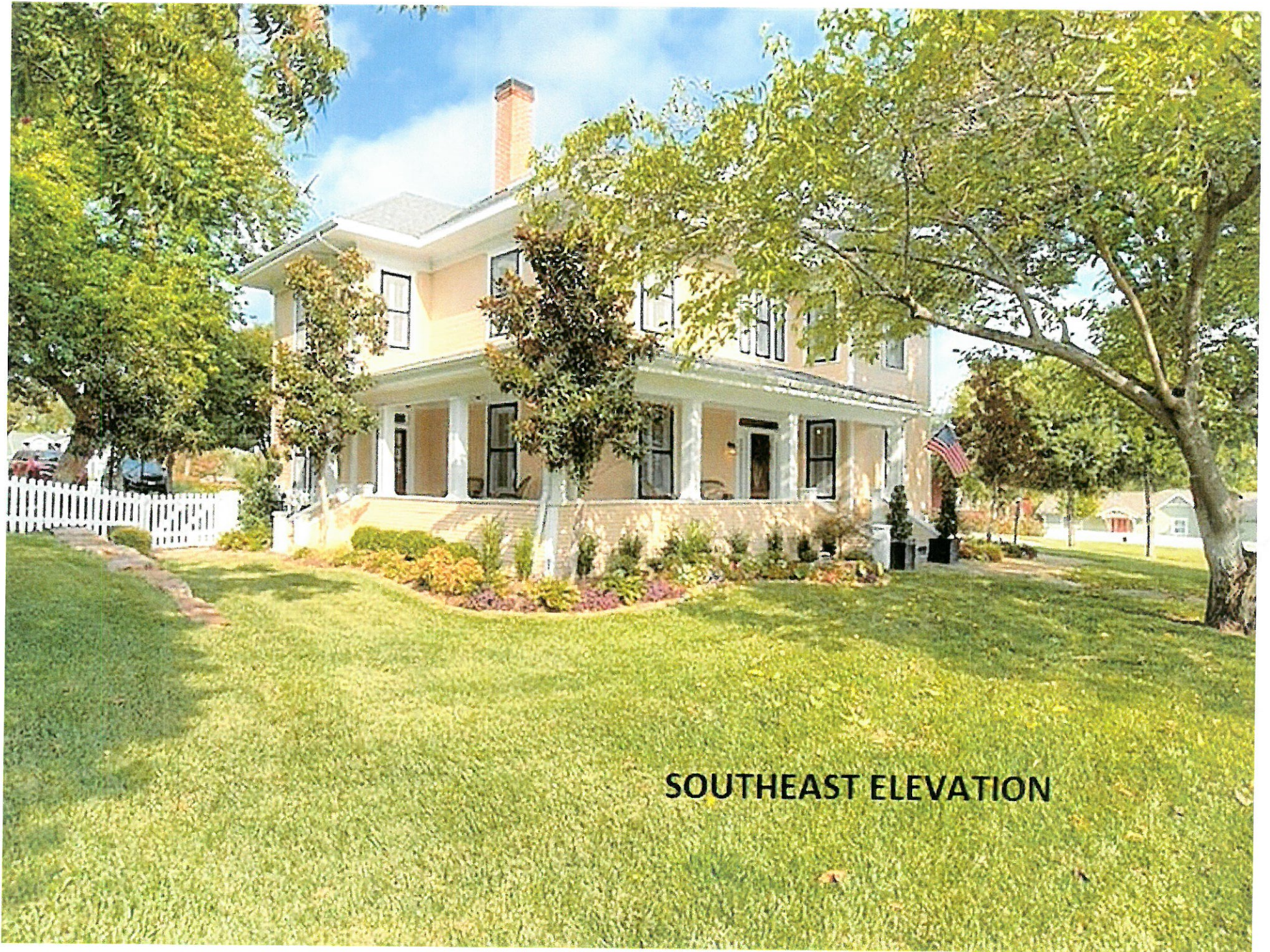


SITE PLAN
DESIGNATOR
CARI FOOTE

PLAN: SITE PLAN
 ELD JOB NO.: 2069
 DRAWN BY: BW
 FIRM REGISTRATION #: 3987
 CITY: ROCKWALL, TX

SCALE: 1"=20'

SHEET 01



SOUTHEAST ELEVATION



**FRONT ELEVATION
FACING EAST**



NORTH ELEVATION



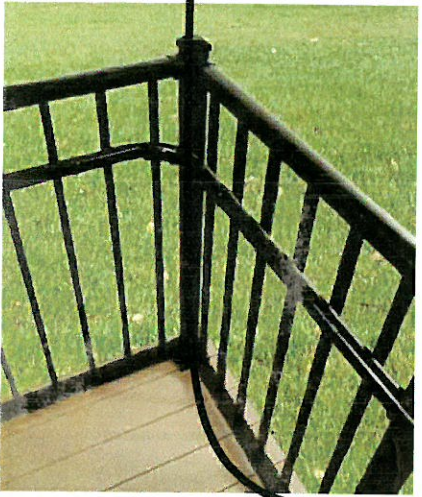
NORTHWEST ELEVATION



SOUTHWEST ELEVATION

CHR

Continuous Handrail
ALUMINUM



Railings for exterior front and back stairs - will be white



See Assembly 1-2-3 Below



1-3/8" Handrail

Internal Connector



Collar Ring (to cover splice)



180° Elbow



Wall Return



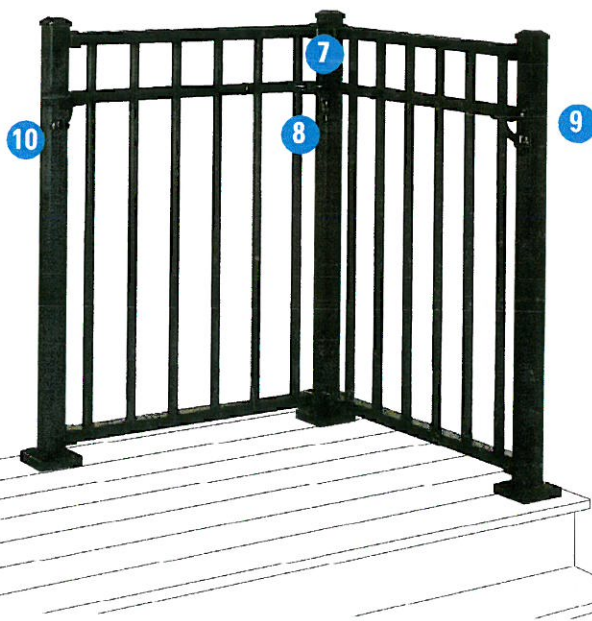
Adjustable Elbow



Elbows (5°, 31°, 34°, and 36°)



90° Elbow



Inside Corner Mount (attaches to post)



Internal End Cap



Wall Mount



Extended Wall Mount



Wall-End Mount



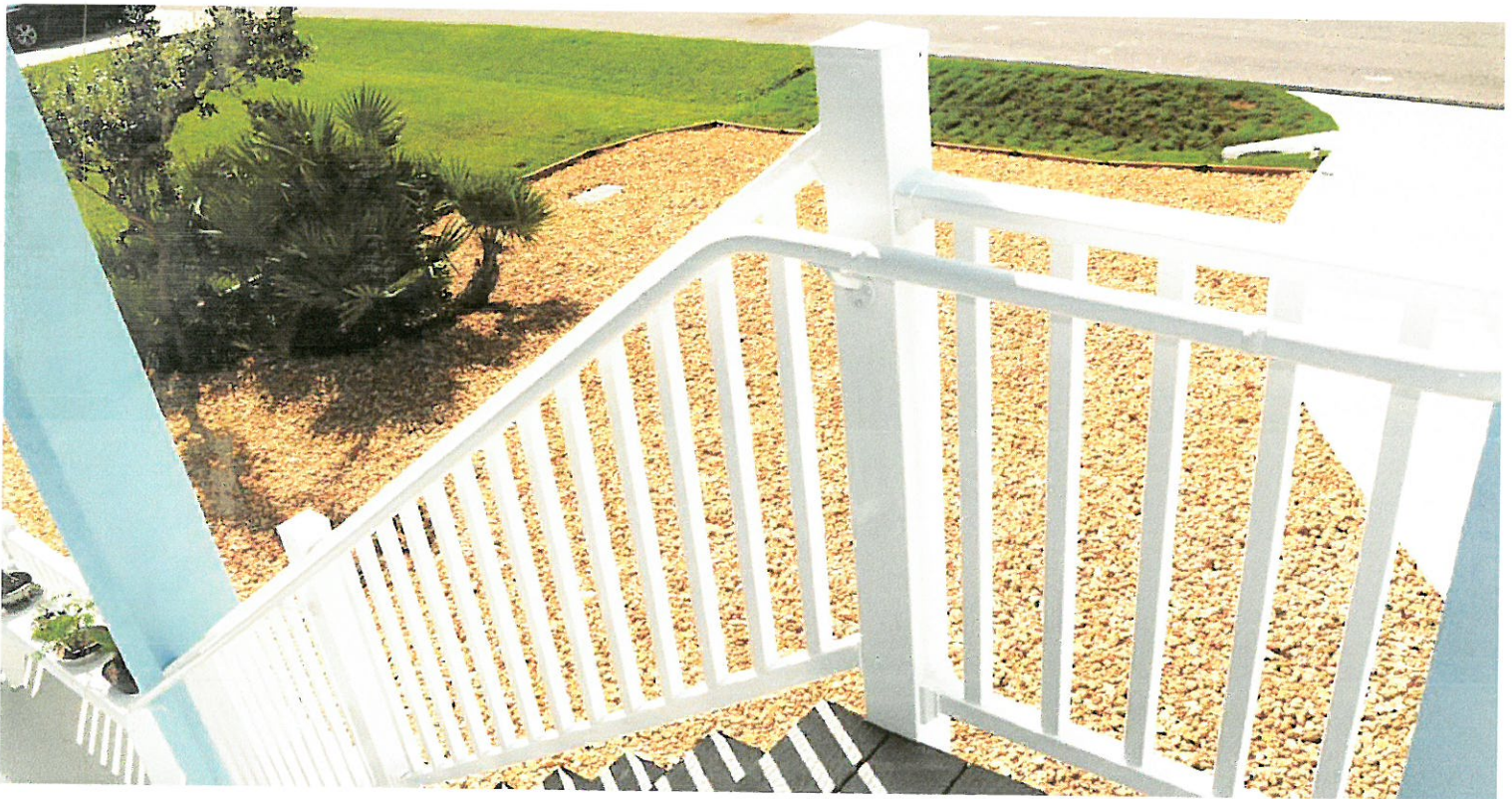
90° Welded Elbow



diggerspecialties.com

Advantages:

- ADA Complaint
- Easy to install on any surface including existing railing and walls
- A variety of handrail lengths and accessories allow for a customized handrail
- Available in 12 Standard AAMA 2604 Powder Coated Colors
- Custom colors and AAMA 2605 Colors available
- Lifetime Limited Warranty



Aluminum Continuous Handrail Colors



Satin Black



Black Fine Texture



Ninety Bronze



Bronze Fine Texture



White Fine Texture



Clay



Speckled Walnut



Sandy Shore



Gloss Beige



Gloss White



Chocolate



Silver

AAMA 2605 and Custom AAMA 2604 colors are available.

Colors shown are a close representation of the true color. Please consult actual samples for accurate powder coating colors.



**RAILING FOR HANDICAP
RAILING IF NEEDED**



**Pampas Grass for Photometric
Screening Along South Fence
at Parking**