



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # H2020-001 P&Z DATE 04/14/20 CC DATE 04/20/20 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE 04/16/20 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 type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER 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 _____



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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 505 N Goliad

Subdivision _____ Lot _____ Block _____

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 Price Pointer

Applicant(s) Name _____

Address 602 Williams St
Rockwall, TX 75087

Address _____

Phone 214-708-2685

Phone _____

E-Mail price@tcbconstructiongroup.com

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): \$ 7,500

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.

adding brick skirting to the perimeter

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 [Signature]

Applicant's Signature [Signature]



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: May 21, 2020
APPLICANT: Price Pointer; *TCB Construction Group LLC*
CASE NUMBER: H2020-001; *COA for 505 N. Goliad Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction Group, LLC for a Certificate of Appropriateness (COA) for a *Medium Contributing Property* being a 0.23-acre parcel of land, identified as Block 20B, Amick 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 505 N. Goliad Street, and take any action necessary.

BACKGROUND

The subject property was a part of the original town incorporation for the City of Rockwall in 1873. The existing two (2) story single-family home situated on the subject property is approximately 1,916 SF, is clad with horizontal wood siding, and has a pitched roof clad with asphalt shingles. According to the City of Rockwall's Historic Resources Survey, the home was constructed in 1915, and is characteristic of the Bungalow style. Bungalow styled homes are typically single-story or have a second-story built into a sloping roof that usually makes use of dormer windows. Some of the other identifying features include low-pitched or gabled roofs (*which are usually hipped*), wide unenclosed eave overhangs, exposed roof rafters, decorative or false beams under the gables, and full or partial width porches that are supported by tapered square columns. The Historic Resource Survey identifies the subject property as being classified as a *Medium Contributing Property*, which is defined as "...resources that typically have less architectural and physical integrity and possibly less historic significance than a *High Contributing Property*; however, they are usually properties that display architectural styles, use unusual construction methods, or for some other reason indicate a potentially significant history in relation to development patterns." In this case, the home is both architecturally and historically significant. The historical significance is tied to the homes' first occupant, Wade McCoulskey. Mr. McCoulskey was a partner in the Bourn-McCoulskey Hardware Company. Mr. McCoulskey, known as *Cut*, also served as a volunteer firefighter.

On August 5, 2002, the City Council approved *Ordinance No. 02-46* zoning the subject property, along with other properties fronting onto N. Goliad Street, *Planned Development District 50 (PD-50)* for Residential-Office (RO) District land uses. After receiving an approval for a Specific Use Permit (SUP) for a *Restaurant Less Than 2,000 SF without a Drive-Through or Drive-In* [*i.e. Ordinance No. 19-22, SUP No. S-208*] on June 3, 2019 by the City Council, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) on June 20, 2019. After approval of the COA, the Planning and Zoning Commission approved a site plan [*i.e. SP2019-015*] on June 25, 2019 for the purpose of converting the single-family home into a residential-office building. Based on the approved COA from June 2019, the alterations to the home include repairing/replacing the siding, the installation of a new shingled roof, replacement of window panes, installation of an exterior water heater, the addition of Hardie board skirting, painting of the exterior, and the installation of an exhaust vent for the building. On March 26, 2020, it was observed that a brick wainscot was being installed on the on the home. This was not approved as part of the original COA request, and as a result the Neighborhood Improvement Services (NIS) Department issued a stop work order to the property owner. It should also be mentioned that after the stop work order was issued, the NIS Department had to issue a citation for ignoring the order and completing the brick wainscot (*see attached pictures*). Staff notified the property owner that a COA would be required for the completed work and that he would not be permitted to do any work on the exterior until a COA was obtained.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of allowing a brick wainscot around the structure.

ADJACENT LAND USES AND ACCESS

The subject property is located 505 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a local boutique (*i.e. Hallie B's*), which is situated on a 0.2296-acre parcel of land. This property is zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses. Beyond this property is a continuation of Planned Development District 50 (PD-50).

South: Directly south of the subject property is a vacant 0.420-acre parcel of land. This property is zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses. Beyond this property is a continuation of Planned Development District 50 (PD-50).

East: Directly east of the subject property are local businesses and residential properties along N. Goliad Street that are zoned Planned Development District 50 (PD-50) for Residential-Office District (RO) land uses. Beyond these properties are single-family residential homes zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are single-family homes zoned Single-Family 7 (SF-7) District.

CHARACTERISTICS OF THE PROJECT

Based on the scope of work submitted with the approved Certificate of Appropriateness (COA), the property has expanded and constructed a concrete approach, driveway, and 24-foot public access easement, has added seven (7) parking spaces as depicted on the approved site plan. The applicant has also completed some of the façade improvements [*i.e. fenestration, repair/replacement of siding, installation of the exterior water heater, exhaust vent, and etc.*] for the conversion of the subject property from a single-family home to a residential-office facility. Staff should point out that the Historic Preservation Advisory Board (HPAB) approved the use of Hardie-Board to provide skirting around the structure; however, the applicant has since added the brick wainscot (*the subject of this request*), which covers up this area.

The applicant is requesting the current Certificate of Appropriateness (COA) to allow the brick wainscot, and to paint the exterior of the structure white. The scope of work that was submitted with the original COA included repainting of the structure; however, in light of the addition of the brick wainscot, the applicant has indicated to staff that they intend to paint the structure white. The applicant also stated that he feels this will better blend the brick wainscot, and the existing wood siding. The applicant has included photos of the brick wainscot on the subject property as well as photos of 301 N. Goliad Street, which has a similar brick wainscot and white paint finish. It should be noted that 301 N. Goliad Street is with the Downtown (DT) District and is not located within Planned Development District 50 (PD-50) District, but is south of the subject property and there is only three (3) intervening vacant properties between these structures. The applicant has also include photos of another location that has a brick wainscot -- *similar in color to the subject property* -- and white paint finish.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

According to Section 07(C)(6), of Appendix D, *Historic Preservation Guidelines*, of the Unified Development Code (UDC), "...(n)ew additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures." Additionally, staff should note that according to Subsection 06.03(F)(3)(e), of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a)ny person wishing to paint a structure within a historic district may do so without receiving a Certificate of Appropriateness (COA) from the board." Staff should note that the Historic Preservation Advisory Board (HPAB) can review and provide comment(s) to the applicant about the paint color selection; however, these comments are not binding because the UDC does not regulate color in the Historic District. In this case, the Historic Preservation Advisory Board (HPAB) is tasked with determining if the installation of brick wainscot will have an impact on the neighboring property's historic relevance or the *Medium Contributing* status of the subject property. Staff should point out that

no other properties in the district have brick wainscots; however, the property located at 301 N. Goliad Street was designed to be an entry into Planned Development District (PD-50) and was recommend for approval with a brick wainscot by the Architectural Review Board's (ARB) on April 25, 2017. With this being said, the Certificate of Appropriateness (COA) for the brick wainscot on the subject property is discretionary to the Historic Preservation Advisory Board (HPAB).

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) If approved, the subject property should be painted to a color that is complimentary to the color of the brick wainscot based on color selections approved by the Historic Preservation Advisory Board (HPAB); and,
- (2) Any construction resulting from the approval of this request 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.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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 505 N Goliad

Subdivision _____ Lot _____ Block _____

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 Price Pointer

Applicant(s) Name _____

Address 602 Williams St
Rockwall, TX 75087

Address _____

Phone 214-708-2685

Phone _____

E-Mail price@tcbconstructiongroup.com

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): \$ 7,500

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.

adding brick skirting to the perimeter


OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

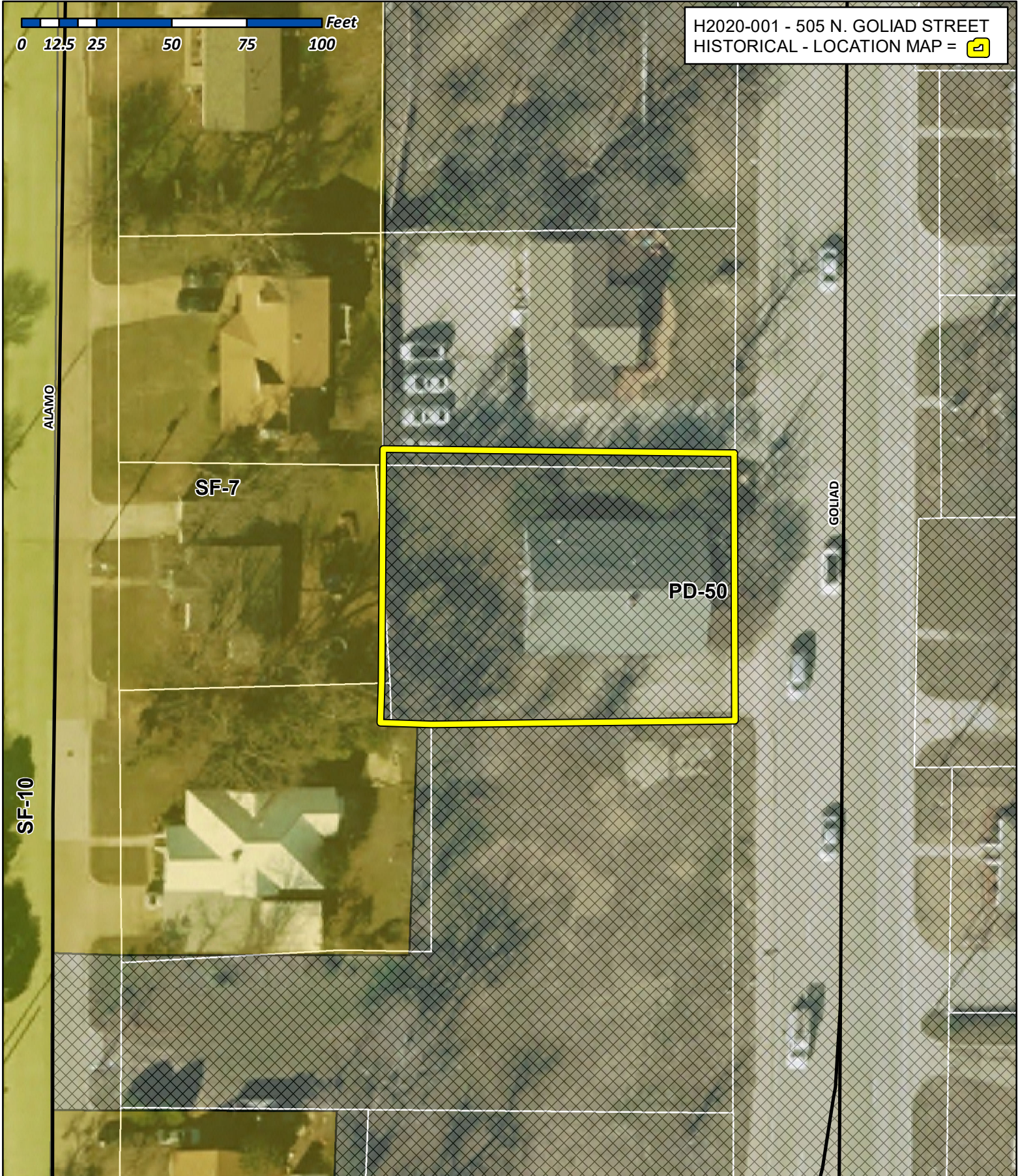
I acknowledge that I have read this application and that all information contained herein is true and correct to the best of my knowledge. Furthermore, I understand that it is necessary for me or a representative to be present at a public hearing for this case to be approved.

Owner's Signature [Signature]

Applicant's Signature [Signature]

0 12.5 25 50 75 100 Feet

H2020-001 - 505 N. GOLIAD STREET
HISTORICAL - LOCATION MAP = 

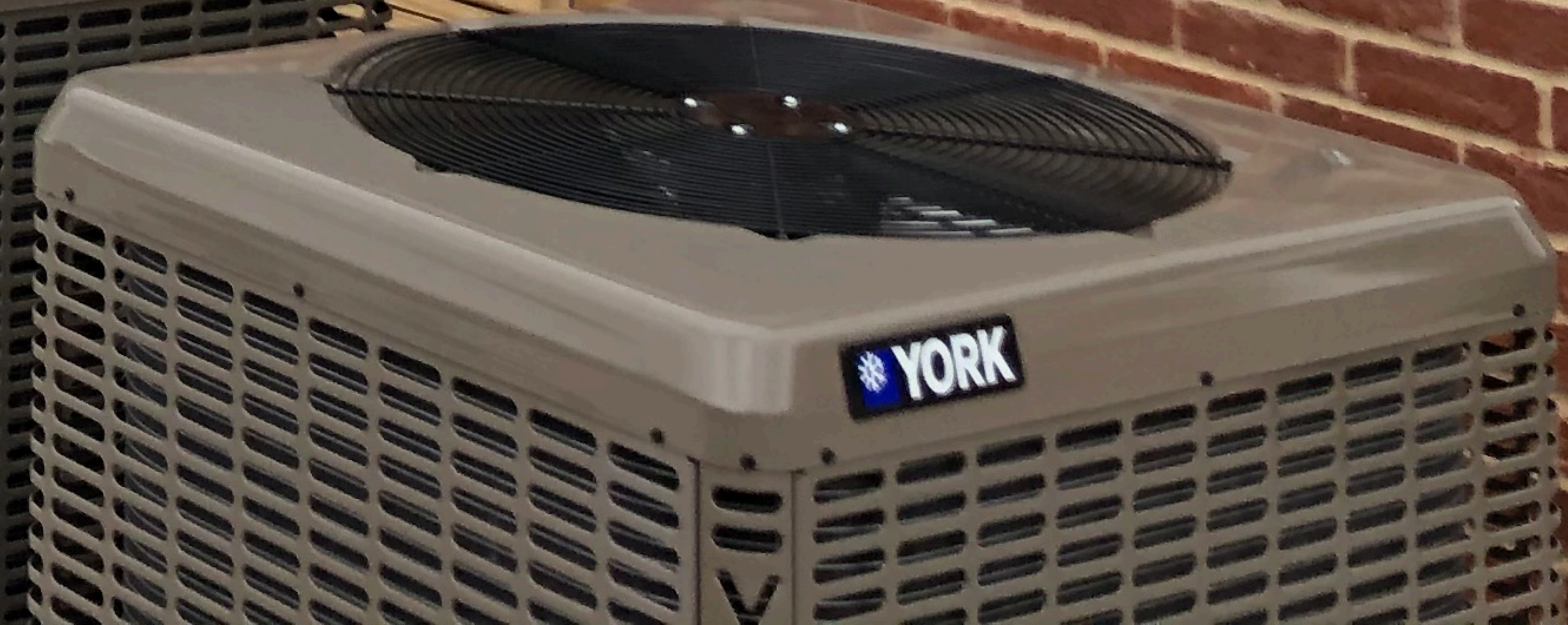


City of Rockwall

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.









SERVE



301



TALLEY'S BIRDS & ASSOCIATES
TALLEY'S BIRDS & ASSOCIATES
TALLEY'S BIRDS & ASSOCIATES

972.771.1040





602



CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Historic Preservation Advisory Board
FROM: David Gonzales, *Planning and Zoning Manager*
DATE: June 18, 2020
SUBJECT: H2020-001; *COA for 505 N. Goliad Street*

On April 1, 2020, the applicant -- *Price Pointer of TCB Construction Group LLC* – submitted an application requesting the approval of a Certificate of Appropriateness (COA) for the purpose of allowing a brick wainscot around the existing structure at 505 N. Goliad Street. As a note, a COA was approved by the HPAB in June 2019 allowing for the addition of HardieBoard skirting with the renovation of the structure; however, it was discovered that a brick wainscot had been installed rather than the HardieBoard skirting. A Historic Preservation Advisory Board (HPAB) meeting was scheduled for April 16, 2020; however, due to the circumstances with the COVID-19 and the City's disaster declaration staff was prevented from holding the meeting during April 2020. The meeting was rescheduled for May 21, 2020 and during this meeting, Board Members raised concerns regard the installation of the brick wainscot. The applicant was not present during this meeting to address these concerns. As a result, the Board approved a motion to table the request to the June 18, 2020 meeting by a vote of 5-0, with Board Member Clark absent.

The applicant has provided an updated photo depicting the proposed color brick wainscot and the exterior of the building. The applicant intends to paint the structure and brick a light gray color referred to as repose gray, with the trim painted white (see *attached photo*). Staff will be available at the meeting to answer any questions the board may have.





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: May 21, 2020
APPLICANT: Price Pointer; *TCB Construction Group LLC*
CASE NUMBER: H2020-001; *COA for 505 N. Goliad Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction Group, LLC for a Certificate of Appropriateness (COA) for a *Medium Contributing Property* being a 0.23-acre parcel of land, identified as Block 20B, Amick 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 505 N. Goliad Street, and take any action necessary.

BACKGROUND

The subject property was a part of the original town incorporation for the City of Rockwall in 1873. The existing two (2) story single-family home situated on the subject property is approximately 1,916 SF, is clad with horizontal wood siding, and has a pitched roof clad with asphalt shingles. According to the City of Rockwall's Historic Resources Survey, the home was constructed in 1915, and is characteristic of the Bungalow style. Bungalow styled homes are typically single-story or have a second-story built into a sloping roof that usually makes use of dormer windows. Some of the other identifying features include low-pitched or gabled roofs (*which are usually hipped*), wide unenclosed eave overhangs, exposed roof rafters, decorative or false beams under the gables, and full or partial width porches that are supported by tapered square columns. The Historic Resource Survey identifies the subject property as being classified as a *Medium Contributing Property*, which is defined as "...resources that typically have less architectural and physical integrity and possibly less historic significance than a *High Contributing Property*; however, they are usually properties that display architectural styles, use unusual construction methods, or for some other reason indicate a potentially significant history in relation to development patterns." In this case, the home is both architecturally and historically significant. The historical significance is tied to the homes' first occupant, Wade McCoulskey. Mr. McCoulskey was a partner in the Bourn-McCoulskey Hardware Company. Mr. McCoulskey, known as *Cut*, also served as a volunteer firefighter.

On August 5, 2002, the City Council approved *Ordinance No. 02-46* zoning the subject property, along with other properties fronting onto N. Goliad Street, *Planned Development District 50 (PD-50)* for Residential-Office (RO) District land uses. After receiving an approval for a Specific Use Permit (SUP) for a *Restaurant Less Than 2,000 SF without a Drive-Through or Drive-In* [*i.e. Ordinance No. 19-22, SUP No. S-208*] on June 3, 2019 by the City Council, the Historic Preservation Advisory Board (HPAB) approved a Certificate of Appropriateness (COA) on June 20, 2019. After approval of the COA, the Planning and Zoning Commission approved a site plan [*i.e. SP2019-015*] on June 25, 2019 for the purpose of converting the single-family home into a residential-office building. Based on the approved COA from June 2019, the alterations to the home include repairing/replacing the siding, the installation of a new shingled roof, replacement of window panes, installation of an exterior water heater, the addition of Hardie board skirting, painting of the exterior, and the installation of an exhaust vent for the building. On March 26, 2020, it was observed that a brick wainscot was being installed on the on the home. This was not approved as part of the original COA request, and as a result the Neighborhood Improvement Services (NIS) Department issued a stop work order to the property owner. It should also be mentioned that after the stop work order was issued, the NIS Department had to issue a citation for ignoring the order and completing the brick wainscot (*see attached pictures*). Staff notified the property owner that a COA would be required for the completed work and that he would not be permitted to do any work on the exterior until a COA was obtained.

PURPOSE

The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of allowing a brick wainscot around the structure.

ADJACENT LAND USES AND ACCESS

The subject property is located 505 N. Goliad Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a local boutique (*i.e. Hallie B's*), which is situated on a 0.2296-acre parcel of land. This property is zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses. Beyond this property is a continuation of Planned Development District 50 (PD-50).

South: Directly south of the subject property is a vacant 0.420-acre parcel of land. This property is zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses. Beyond this property is a continuation of Planned Development District 50 (PD-50).

East: Directly east of the subject property are local businesses and residential properties along N. Goliad Street that are zoned Planned Development District 50 (PD-50) for Residential-Office District (RO) land uses. Beyond these properties are single-family residential homes zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property are single-family homes zoned Single-Family 7 (SF-7) District.

CHARACTERISTICS OF THE PROJECT

Based on the scope of work submitted with the approved Certificate of Appropriateness (COA), the property has expanded and constructed a concrete approach, driveway, and 24-foot public access easement, has added seven (7) parking spaces as depicted on the approved site plan. The applicant has also completed some of the façade improvements [*i.e. fenestration, repair/replacement of siding, installation of the exterior water heater, exhaust vent, and etc.*] for the conversion of the subject property from a single-family home to a residential-office facility. Staff should point out that the Historic Preservation Advisory Board (HPAB) approved the use of Hardie-Board to provide skirting around the structure; however, the applicant has since added the brick wainscot (*the subject of this request*), which covers up this area.

The applicant is requesting the current Certificate of Appropriateness (COA) to allow the brick wainscot, and to paint the exterior of the structure white. The scope of work that was submitted with the original COA included repainting of the structure; however, in light of the addition of the brick wainscot, the applicant has indicated to staff that they intend to paint the structure white. The applicant also stated that he feels this will better blend the brick wainscot, and the existing wood siding. The applicant has included photos of the brick wainscot on the subject property as well as photos of 301 N. Goliad Street, which has a similar brick wainscot and white paint finish. It should be noted that 301 N. Goliad Street is with the Downtown (DT) District and is not located within Planned Development District 50 (PD-50) District, but is south of the subject property and there is only three (3) intervening vacant properties between these structures. The applicant has also include photos of another location that has a brick wainscot -- *similar in color to the subject property* -- and white paint finish.

CONFORMANCE TO THE HISTORIC DISTRICT GUIDELINES & CITY'S CODES

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no other properties in the district have brick wainscots; however, the property located at 301 N. Goliad Street was designed to be an entry into Planned Development District (PD-50) and was recommend for approval with a brick wainscot by the Architectural Review Board's (ARB) on April 25, 2017. With this being said, the Certificate of Appropriateness (COA) for the brick wainscot on the subject property is discretionary to the Historic Preservation Advisory Board (HPAB).

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) If approved, the subject property should be painted to a color that is complimentary to the color of the brick wainscot based on color selections approved by the Historic Preservation Advisory Board (HPAB); and,
- (2) Any construction resulting from the approval of this request 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.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

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

STAFF USE ONLY

CASE NUMBER: _____

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 505 N Goliad

Subdivision _____ Lot _____ Block _____

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 Price Pointer

Applicant(s) Name _____

Address 602 Williams St
Rockwall, TX 75087

Address _____

Phone 214-708-2685

Phone _____

E-Mail price@tcbconstructiongroup.com

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): \$ 7,500

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.

adding brick skirting to the perimeter

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

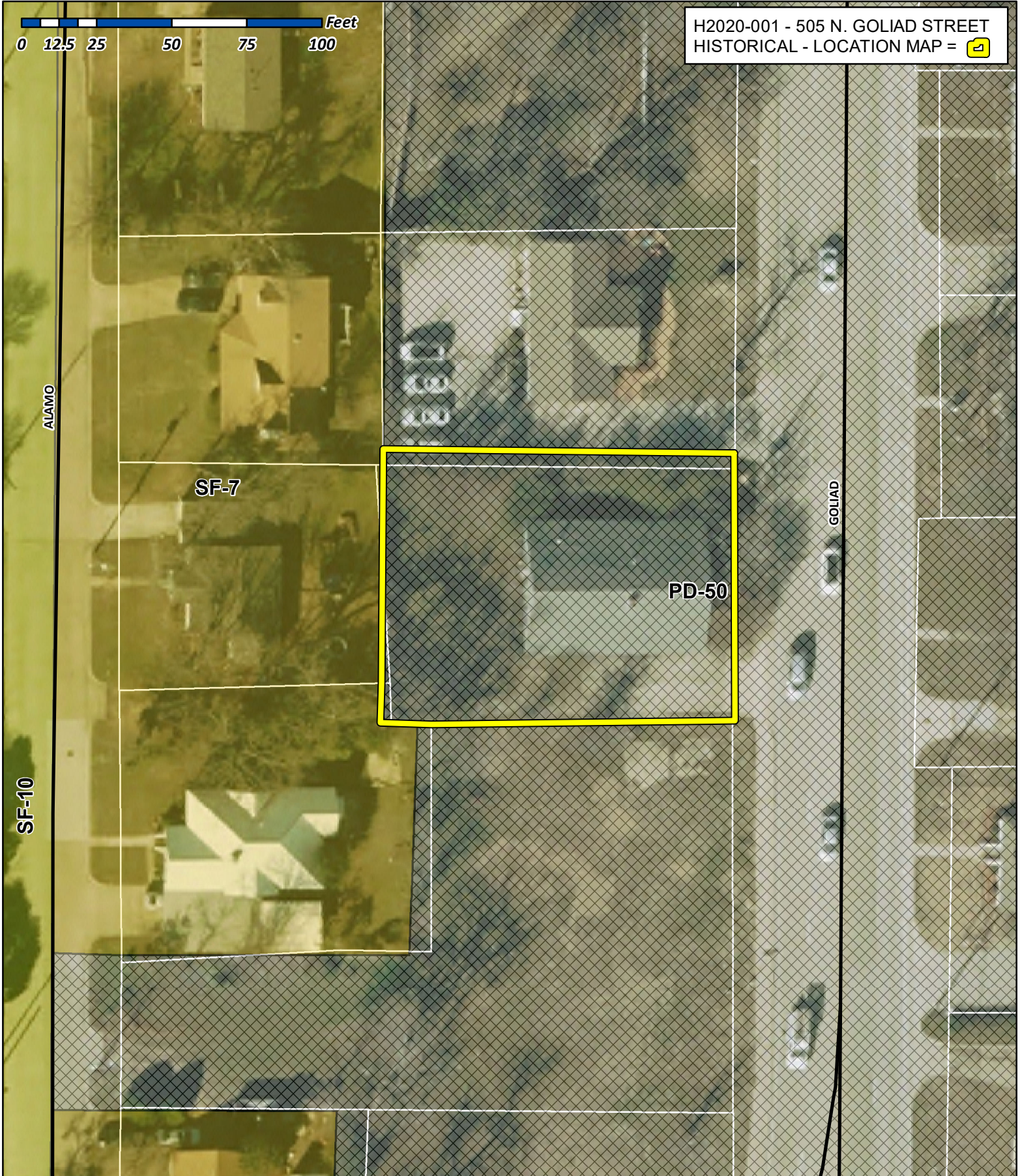
I acknowledge that I have read this application and that all information contained herein is true and correct to the best of my knowledge. Furthermore, I understand that it is necessary for me or a representative to be present at a public hearing for this case to be approved.

Owner's Signature [Signature]

Applicant's Signature [Signature]

0 12.5 25 50 75 100 Feet

H2020-001 - 505 N. GOLIAD STREET
HISTORICAL - LOCATION MAP = 

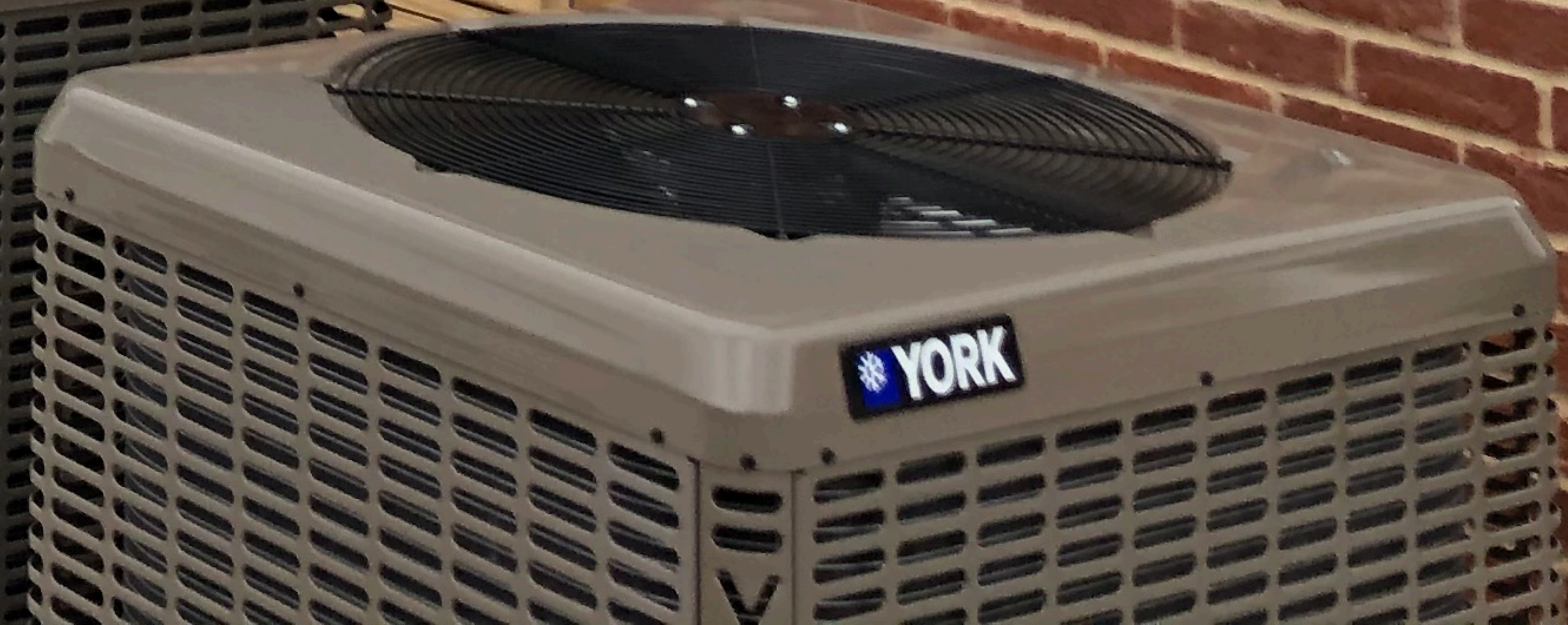


City of Rockwall

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.









SERVE



301



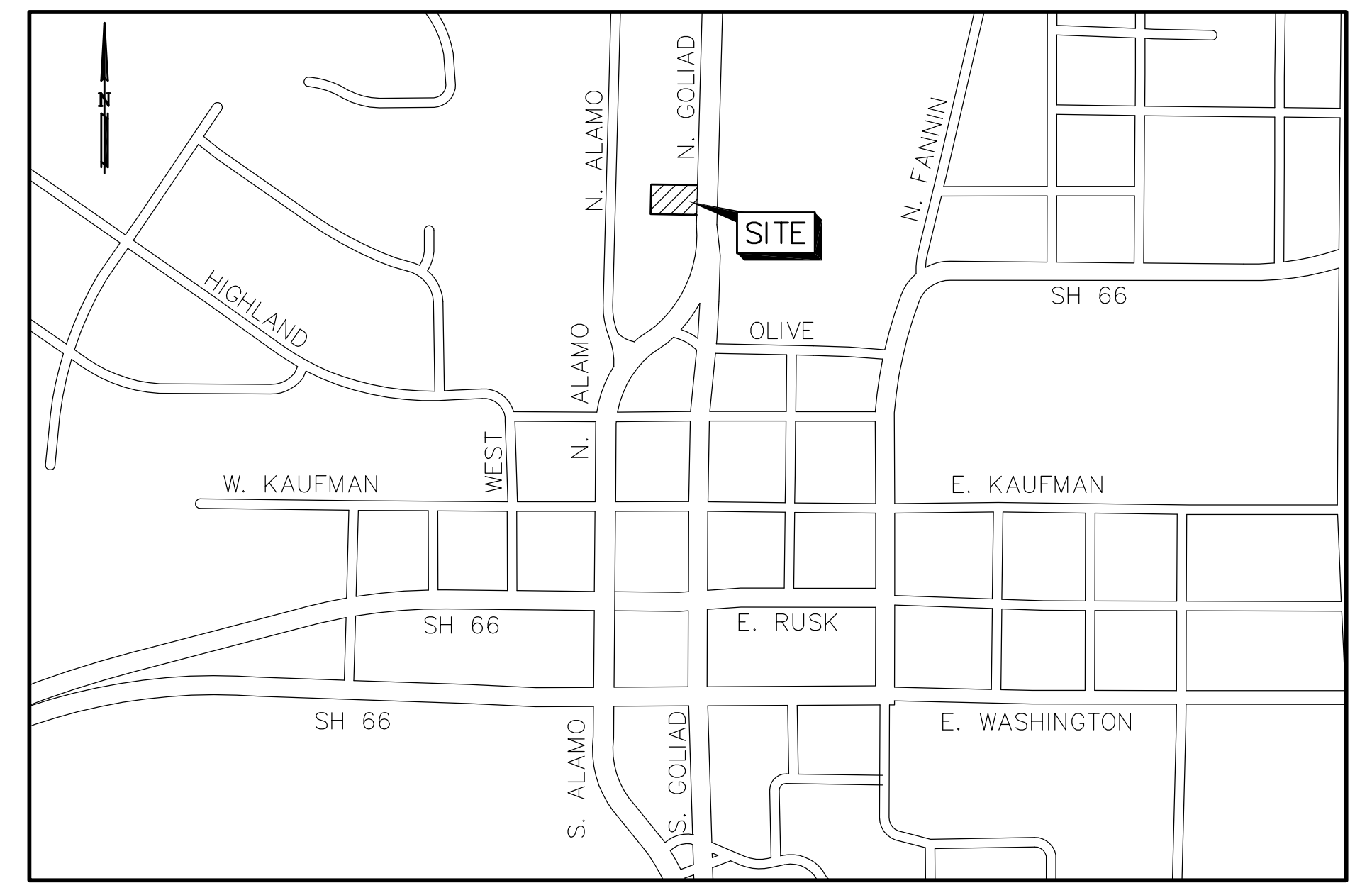
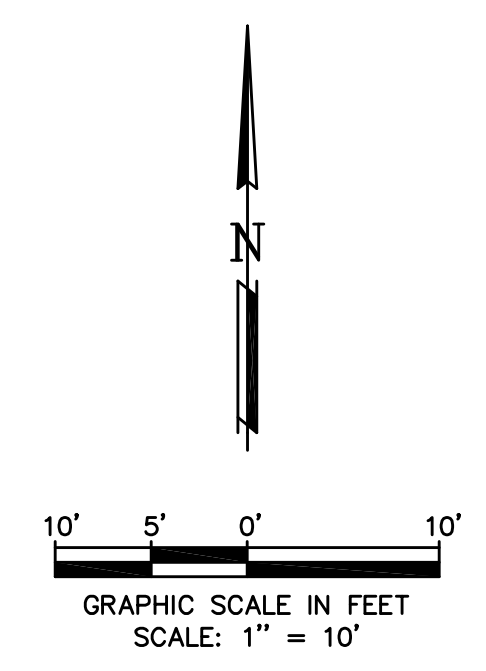
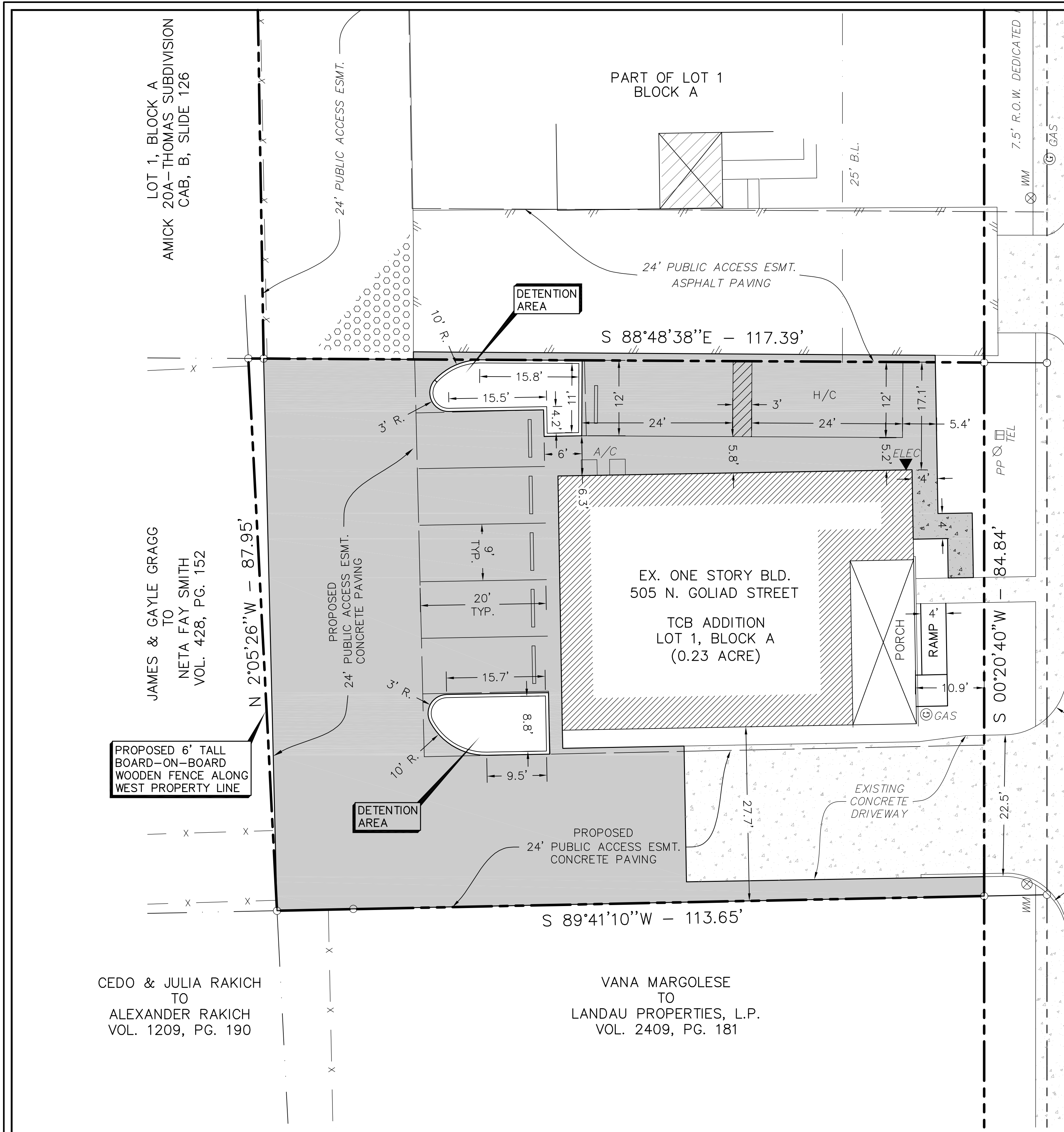
TALLEY LOGGING/ADVISORY SERVICES

972.771.1040





602



OWNER:
TCB CONSTRUCTION GROUP, LLC.
906 N. GOLIAD STREET
ROCKWALL, TEXAS 75087

SITE DATA

LOT AREA	10,019 SF ~ 0.23 AC
ZONING	PD-50 NORTH GOLIAD OVERLAY DISTRICT
INSIDE BUILDING AREA	1916 SF
FRONT PORCH	264 SF
PARKING REQUIRED	8 SPACES
PARKING PROVIDED	7 SPACES



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TUAN P. LAM, P.E. 86968 ON 5/16/19. ALTERATION OF A SEALED DOCUMENT WITHOUT THE PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

CASE No. Z2019-009

SITE PLAN

TCB ADDITION - LOT 1, BLOCK A
BONAFIDE BETTIES PIES CO.
505 N. GOLIAD STREET
ROCKWALL, TEXAS 75087

LAM CONSULTING ENGINEERING
6804 WILHELMINA DRIVE
SACHSE, TEXAS 75048
Phone (214) 766-1011
www.lamcivil.com
Firm #F-9763

DESIGN:	LCE	CHECK:	LCE	SCALE:	AS NOTED
DRAWN:	CTL	DATE:	MAY 2019	PROJECT:	632-19

4 of 8

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

SURVEY INFORMATION ON THIS DRAWING WAS PROVIDED BY OTHERS. LAM CONSULTING ENGINEERING IS NOT RESPONSIBLE FOR THE ACCURACY OF THE TOPOGRAPHIC MAPPING NOR BENCHMARK DATUM.

THE INFORMATION SHOWN ON THIS PLAN IS FROM RECORD DRAWINGS. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES AND CONTACT ALL UTILITY COMPANIES 48 HRS PRIOR TO ANY EXCAVATION. 1-800-DIG TESS



June 19, 2020

TO: Price Pointer
602 Williams Street
Rockwall, TX 75087

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: H2020-001; COA for 505 N. Goliad Street

Price Pointer:

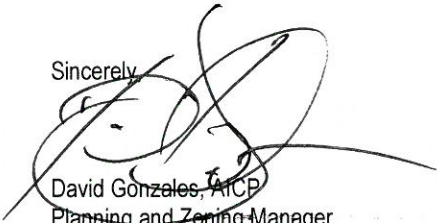
This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall was denied by the Historic Preservation Advisory Board (HPAB) on June 18, 2020. The following is a record of all voting records:

Historic Preservation Advisory Board

On June 18, 2020, the Historic Preservation Advisory Board (HPAB) made a motion to deny the applicants request for a Certificate of Appropriateness (COA) to allow for a brick wainscot. The motion to deny was approved by a vote of 3-1, with Board Member Odom dissenting, and Board Members Thompson, Clark, and Hoffman absent.

According to Subsection 01.05, *Reapplication*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a) request for site plan, plat, miscellaneous case, Certificate of Appropriateness (COA), small matching grant, or building permit fee waiver which has been previously denied with prejudice by the Historic Preservation Advisory Board (HPAB), Planning and Zoning Commission, or City Council may be resubmitted within one (1) year if there is: [1] an actual change in condition relating to the lot or tract of land -- or any portion thereof -- or any surrounding properties, or [2] the new request is more restrictive or less intense than the previous request." Please note that a failure to indicate a denial is with or without prejudice in making a motion to deny a request shall be considered a denial with prejudice. Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 771-7745.

Sincerely,



David Gonzales, AICP
Planning and Zoning Manager