

OLD TOWN ROCKWALL HISTORIC DISTRICT - *Certificate of Appropriateness - Application*

Address of Property: 804 N. GOLIAD (address or legal description)
 Street Address
Rockwall Texas 75087 Rockwall
City State Zip Code County

Has the building been moved ? No ☒ Yes ☐ If yes, when was the property moved ?
(mm/dd/yr -if known, otherwise, the year moved is sufficient)

Property Owner: TRANSGLOBAL INSECTIONS Street Address: P.O.Box 265

<u>FATE</u>	<u>TX</u>	<u>75132</u>	<u>ROCKWALL</u>	<u>972 722 1007</u>
City	State	Zip	County	Telephone Number

Authorized Contact: KIM HANNA Street Address: P.O.Box 264
(if different from Owner)

<u>FATE</u>	<u>TX</u>	<u>75132</u>	<u>ROCKWALL</u>	<u>214 755 4590</u>
City	State	Zip	County	Telephone Number

Owner's Signature

Peter Barnard.

H2003 -

Project Number

H2007-002

Code Enforcement Department

April 26, 2004

Rodd Hannas Air Performance
3 Northridge Lane
Rockwall, TX 75087

RE: Property Maintenance

A recent inspection of the property located at, 804 N. Goliad, Rockwall TX which you own or control, has identified violations of the City of Rockwall Property Maintenance Code, Ordinance No. 01-62. Previous notices concerning this violation have been sent.

Property Maintenance Code:

Section 6-180 Exterior of Structure

C. Exterior Surfaces -

The foundation, exterior wall, floor, roof, and all exterior surfaces of every structure shall be maintained in a state of repair sufficient to exclude rats, rodents, birds, vermin and other animals. Peeling paint, cracked or loose plaster, broken glass, decayed wood and other defective surface conditions shall be repaired, replaced, repainted or restored.

Notice is hereby given to:

1. Complete repairs and paint south side of house.

This letter serves as final notice. In-order to avoid any further legal action, you must submit within ten (10) days from the date of this notice a scope of work and schedule to accomplish repairs under the Property Maintenance Code. A citation may be issued for each and every day that the violation continues to exist after 10 days from the date of this notice.

Your corporation is greatly appreciated. If you have any questions concerning this notification, please contact me at 972.772.6451.

Sincerely,

Tony Acuña Jr.
Code Enforcement Officer

Cc: Cliff Griffin, Code Enforcement Supervisor

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

AGENDA DATE: 2/15/2007

APPLICANT: TRANSGLOBAL, INSPECTIONS LLC

AGENDA ITEM: H2007-002; 804 N. Goliad Demo

Hold a public hearing and consider a request from Kim Hanna of Transglobal Inspections for a Certificate of Appropriateness (CofA) to permit demolition at 804 North Goliad, being Lot 8 of the Barnes Addition. The tract is zoned (PD-50) Planned Development No. 50 and is located within the Old Town Rockwall Historic District and identified as a "Non-Contributing Property."

BACKGROUND INFORMATION:

The structure is located on a 0.298-acre lot as a "non-contributing" Minimal Traditional-style residential house of an undetermined age. The applicant, Transglobal Inspections has submitted an application for a "Certificate of Appropriateness" to demolish the existing structure in an effort to develop the property in accordance with Planned Development District No. 50.

The applicant has provided a structural and foundation report from a Civil Engineer. The report states that "the house is in such disrepair as to render it uninhabitable and unsafe for habitation".

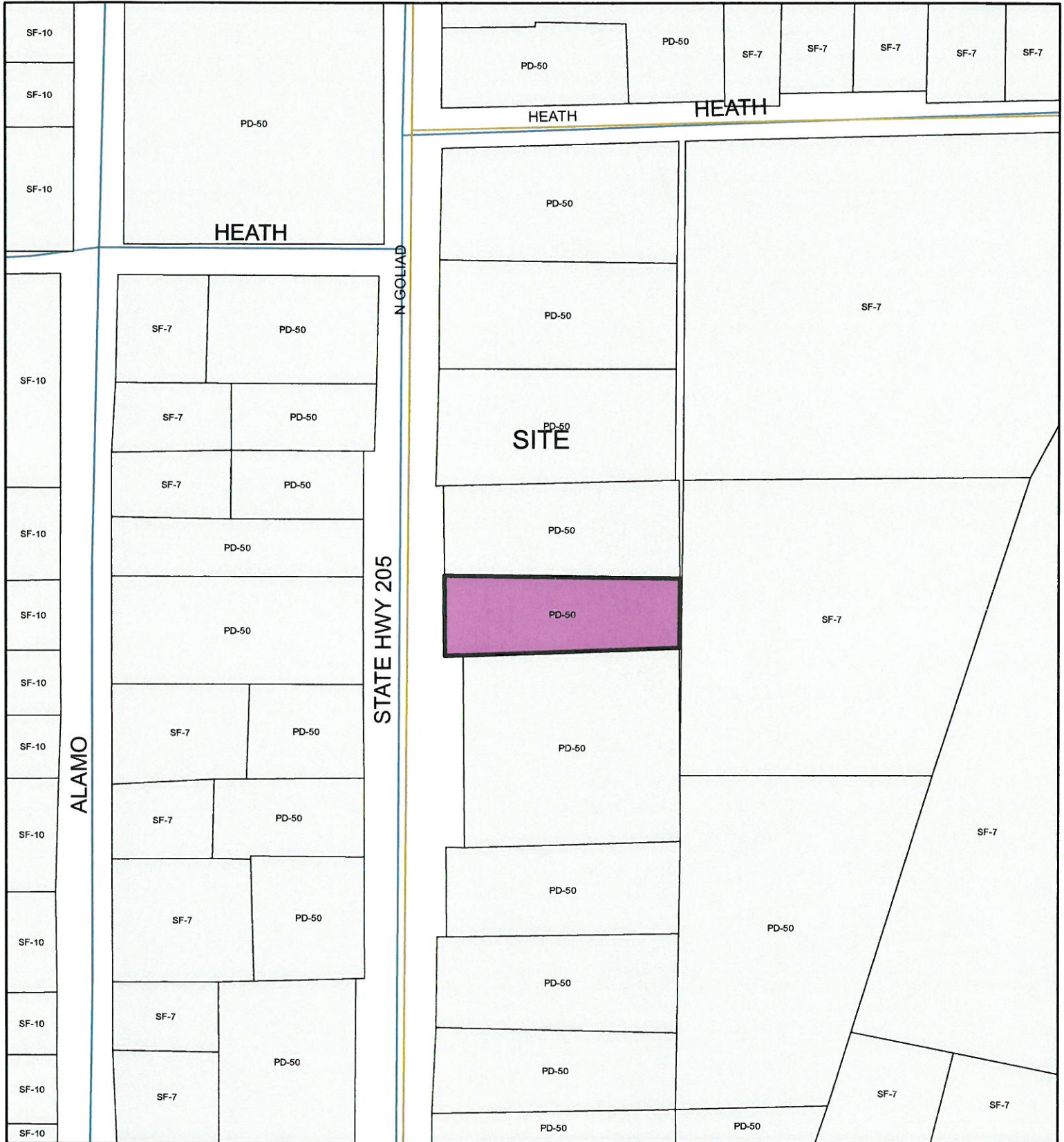
The exterior of the subject property is seems fairly well maintained from North Goliad, however, the pictures of the rear of the house (behind the existing privacy fence) show a neglected and dilapidated house. The photos of the interior provided by the applicant indicate that the property is in need of a great deal of structural repair and there may be some question as to the structural integrity of the property as a whole. The height of the ceiling in several rooms poses another set of issues and concerns regarding safety of potential occupants.

Staff feels that the status of the house is unsafe and unfit for habitation or occupancy.

RECOMMENDATIONS:

Staff Recommends approval of the request.

Legend



N



H2007-002 C of A (Demo)
804 North Goliad

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.

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

AGENDA DATE: 3/15/2007

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AGENDA ITEM: H2007-002; 804 N. Goliad Demo

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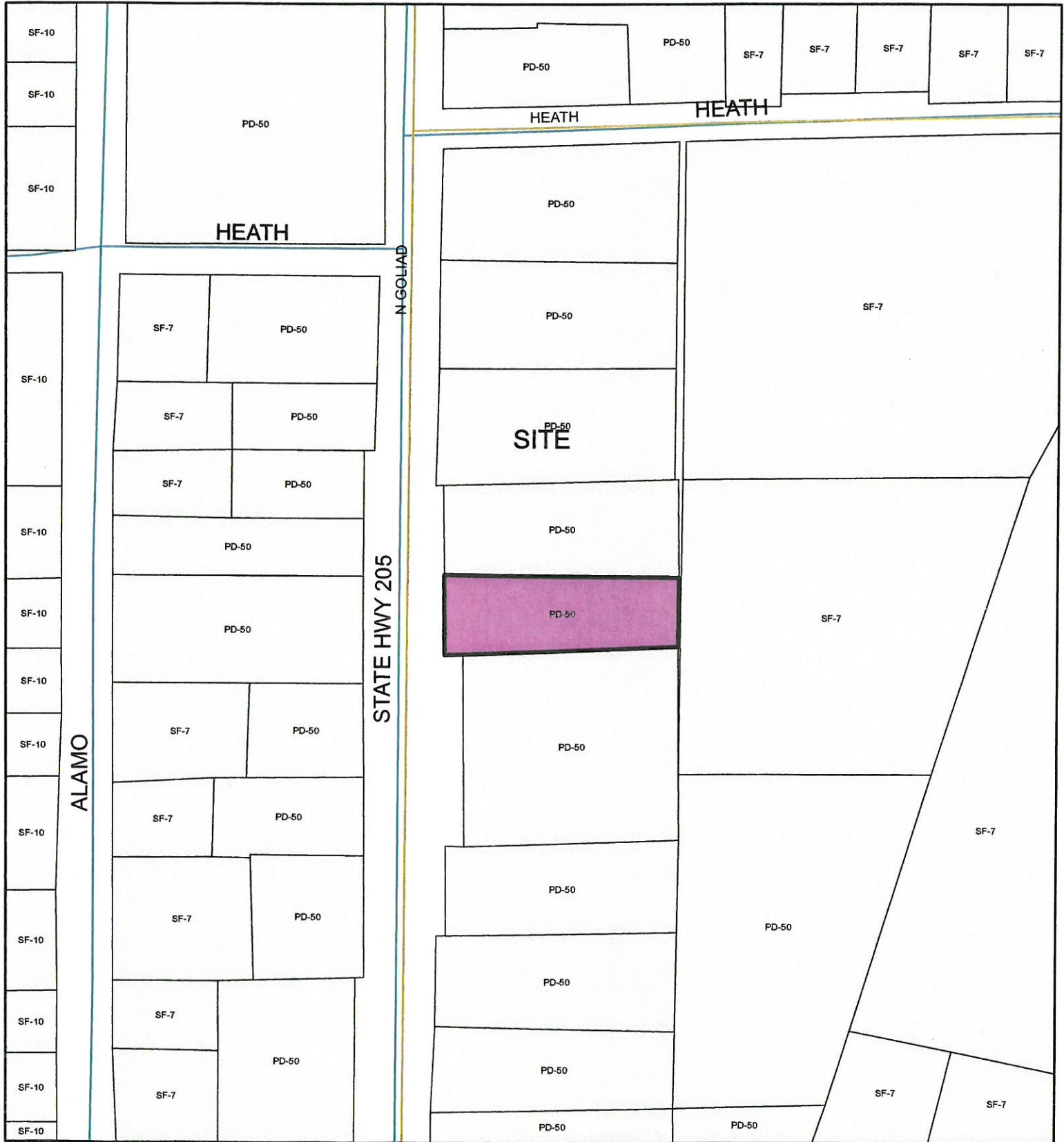
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H2007-002 C of A (Demo)
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April 26, 2004

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Sincerely,

Tony Acuña Jr.
Code Enforcement Officer

Cc: Cliff Griffin, Code Enforcement Supervisor

OLD TOWN ROCKWALL HISTORIC DISTRICT - *Certificate of Appropriateness - Application*

Address of Property:
804 N. GOLIAD (address or legal description)
Street Address
Rockwall Texas 75087 Rockwall
City State Zip Code County

Name of Historic District: OLD TOWN ROCKWALL HISTORIC DISTRICT
_____ National Register District _____ Certified State or Local District _____ Proposed Historic District
If listed individually in the National Register of Historic Places,
Please give date of listing _____ (mm/dd/yy)

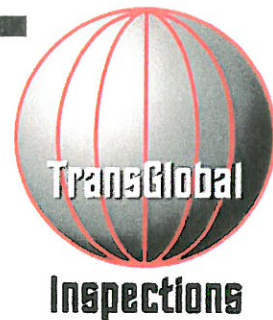
Property Owner: TRANS GLOBAL INSECTIONS Street Address: P.O. Box 265

<u>FATE</u>	<u>TX</u>	<u>75132</u>	<u>ROCKWALL</u>	<u>972 722 1007</u>
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Authorized Contact: <u>KIM HANNA</u>		Street Address: <u>P.O.Box 264</u>	
(if different from Owner)			
<u>FATE</u>	<u>TX</u>	<u>75132</u>	<u>ROCKWALL</u>
<u>City</u>	<u>State</u>	<u>Zip</u>	<u>214 755 4590</u>
			<u>Telephone Number</u>

City	State	Zip	County
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.):			

<p>Owner's Signature</p> <p><u>Peter Barnard</u></p>	<p>City of Rockwall Use Only:</p>	<p>H2003 -</p>
		<p>Project Number</p> <p>H2007-002</p>

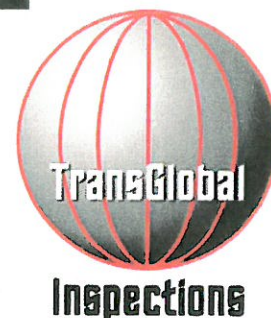


**804 North Goliad
Rockwall, TX 75087**

February 5, 2006

City of Rockwall
Planning and Zoning
385 South Goliad
Rockwall, TX 75087

Attn: Chris Spencer



The house at 804 N. Goliad is a non-contributing property in the Rockwall Historic district where age and neglect have deteriorated the property beyond repairable or restorable condition. The house is structurally unsound and has been deemed by a structural engineer to be unsafe for habitation. We are requesting approval of a Certificate of Appropriateness to demolish the house.

Cosmetic bandages have been applied to the houses exterior in attempt to make it visually acceptable from the street view. Over the past few years we have had several builders, contractors look at restoring the house, but in each case, we have been advised that the building structure has settled with age beyond reasonable repair. In the best case scenario if leveling were successful, the front porch and Southeast addition of the structure would not be able to be saved - about 1/3 of the house itself. The cost for leveling alone, without guarantee of success has been estimated to be nearly \$50,000. The value of the structure according to the tax assessment is \$15,000. Please see the enclosed Structural & Foundation Inspection report prepared by K.M. Kirk, PE, Structural Engineer. Which describes the current condition of the house and what would need to be done.

The Southeast addition, which would be lost, includes 1 low ceiling room, which could be a bedroom and the bathroom. In both rooms, the ceiling height is between about 5'6" - 6'2". The floor in these rooms is lying on the ground and the bedroom floor has been heaved upward creating a large hump in the floor as shown in the pictures. Since these two rooms were built as a "lean-to" addition, they can not be raised with the rest of the house.

The floor in the front bedroom has sunk under the weight of a waterbed set up by previous tenants. The sinking floor suggests extreme rot of the underlying supports. The living area ceiling and floor slope significantly from North to South. The front door is not operational due to the continual movement of the Structure.

We have had the property for sale for the past year and have not located a purchaser interested in acquiring the property. The cost of foundation restoration verses the probable outcome of the repair is not feasible. Even if repair to the best of expectations, the costs involved could not be recuperated. At this time, we have exhausted all options to repair or restore this home and respectively request approval of the Certificate of Appropriateness and permission to demolish the structure.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Kim Hanna", written over a horizontal line.

Kim Hanna
President

P.O. Box 265 * Fate, TX 75132 * 972-722-1007

Non Contributing

<u>STREET ADDRESS</u>	<u>DATE</u>	<u>STYLE</u>	<u>MATERIAL</u>	<u>TYPE</u>
201 N. Clark		Min Trad	Wood	RES
203 N. Clark		Min Trad	W w/ Stone	RES
205 N. Clark		Min Trad	W	RES
206 N. Clark		Min Trad	Brick	RES
303 N. Clark		Min Trad	Brick	RES
304 N. Clark		Min Trad	Brick	RES
106 S. Clark		Min Trad		RES
202 S. Clark		Min Trad		RES
405 N. Fannin			Wood	RES
503 N. Fannin			Brick	RES
308 S. Fannin			T	RES
409 S. Fannin		Min Trad		RES
404 N. Goliad		Ranch	Brick	RES
406 N. Goliad		Ranch	Brick	RES
504 N. Goliad		Min Trad	Wood	RES
604 N. Goliad		L-Plan	Brick	RES
704 N. Goliad		Min Trad	Wood	RES
802 N. Goliad	1955	Ranch Style	Brick	RES
804 N. Goliad		Min Trad	Wood	RES
806 N. Goliad		Min Trad	Wood	RES
808 N. Goliad		Min Trad	Wood	RES
812 N. Goliad				RES
403 E. Kaufman		Min Trad	Wood	RES
501 E. Kaufman		Min Trad	Brick	RES
503 E. Kaufman		Min Trad	W w/ BR	RES
505 E. Kaufman		Ranch	Brick	RES
601 E. Kaufman		Ranch	Brick	RES
604 E. Kaufman		Min Trad	Wood	RES
605 E. Kaufman		Ranch	Wood	RES
610 E. Kaufman	1955	Traditional	Stone/Rock	RES
502 Kernodle		Ranch	Wood	RES
303/3 Munson		Duplex	Wood	RES
307 Munson		Ranch	Wood	RES
406 Munson		Ranch	Brick	RES
407 Munson		Min Trad	Wood	RES
409 Munson		Ranch	Brick	RES
503 Munson	1943	Min Trad	Wood	RES
505 Munson		Min Trad	Wood	RES
507 Munson		Min Trad	Wood	RES
509 Munson		Min Trad		RES
511 Munson		Min Trad		RES
513 Munson		Min Trad	N	RES
402 E. Rusk		Church	Frame	BUS
503 E. Rusk		Min Trad		RES
506 E. Rusk		Min Trad		RES
602 E. Rusk		Min Trad	T	RES
604 1/ E. Rusk		Min Trad	Brick	RES

STRUCTURAL & FOUNDATION INSPECTION REPORT

File Number: **07316**

Inspection Address: 804 N. Goliad, Rockwall, Texas 75087 (Mapsco 20C-Z)

Date: 02-01-2007

TO Rodd & Kim Hanna
P. O. Box 264
Fate, Texas 75132

Ph 214-755-4590
E-Mail: kim@tginspections.com

SCOPE OF SERVICES:

This Report was prepared to evaluate the condition of the house & Foundation at the above address, and make recommendations for remedial action if deemed necessary. This evaluation is based upon an interview with the owner regarding a history of the property and performance of the structure. Visual observations were made during a physical walk-through. Factors influencing the performance of the foundation were noted. The inspection included visual examination of the foundation and exterior finish, the external and internal fit of door and window frames, internal finish and such other factors which may affect the foundation as determined in the progress of the inspection. This is defined as a Level "A" inspection¹.

DISCUSSION:

This is to Certify that on the date above indicated, I personally inspected the building located at the referenced address and found the following:

1. The foundation consists of wood framing set on concrete blocks. The clearance under the house appears to be less than 12" and in most cases is zero.
2. The building has settled due to movement of the underlying soil.
3. The two doors, which provide access, are misaligned and the front door cannot be opened due to differential settlement of the house.
4. The age of the house suggests that the beams, which support the flooring, are deteriorated to the extent as to be structurally unsound.

REPAIR PROCEDURE:

Should repairs be envisioned, the following is a recommended procedure.

1. The house should be raised at least 4 feet by a house-moving contractor.
2. After inspection of the super structure, any deteriorated beams are to be replaced.
3. Since this is a pier and beam structure, locations of interior piers can then be established.
4. Install the new piers through the existing floor.
5. Lower the house onto the new piers.
6. Replace all electric wiring.
7. Replace plumbing.
8. Replace gas lines.
9. Replace all flooring.
10. Do interior renovation.

¹ The engineer should recommend an appropriate level of investigation to provide an adequate analysis of the situation. The scope of work shall be jointly established and agreed to by the client and the engineer. The engineer should personally visit the site. If requested by the client, the engineer may only provide evaluation of reports by others, but this should be described as consultation, not investigation. If the purpose of aiding the client in determining the type of evaluation desired or actually performed, the following three levels of investigation are designated.

LEVEL A

1. Interview the occupant, owner and client, if possible, regarding a history of the property and performance of the structure.
2. Request from the client and review the provided documents regarding the foundation, such as construction drawings, geotechnical reports, previous testing and inspection reports, and previous repair information.
3. Make visual observations during a physical walk-through.
4. Observe factors influencing the performance of the foundation.
5. The Engineer may provide a written report, containing the following:
 - Scope of services
 - Observations, site characteristics and data deemed pertinent by the Engineer
 - Discussion of major factors influencing performance and rationale in reaching conclusions concerning the subject residence.
 - Conclusions and any recommendations for further investigation and remedial or preventative measures.

STRUCTURAL & FOUNDATION INSPECTION REPORT

Inspection Address: 804 N. Goliad, Rockwall, Texas 75087 (Mapsco 20C-Z)

File Number: 07316

Date: 02-01-2007

ESTIMATED COSTS:

work	Estimated cost
Raise the house	\$20,000
replace beams	\$ 15,000
Install the new piers	\$12,000
Replace all electric wiring	\$ 2,500
Replace plumbing	\$ 1,200
Replace gas lines	\$ 800
Replace all flooring	\$ 3,500
Do interior renovation.	\$15,000
Total estimated cost	\$70,000

The value of the house, excluding the lot value, after completion of the work required to restore it is estimated at \$15,000.

CONCLUSIONS:

The house is in such disrepair as to render it uninhabitable and unsafe for habitation. In my opinion, the house has been neglected to the extent that it should be demolished. As set forth in the Historic Guidelines for Rockwall, the condition of the house falls under the definition of "Demolition-by-neglect."²

Engineer of Record
K. M. Kirk, P.E.
Registered Professional Engineer
State of Texas P.E. # 73153



² Ord No. 91-25/Ord. No. 02-26Guide lines, Page 18





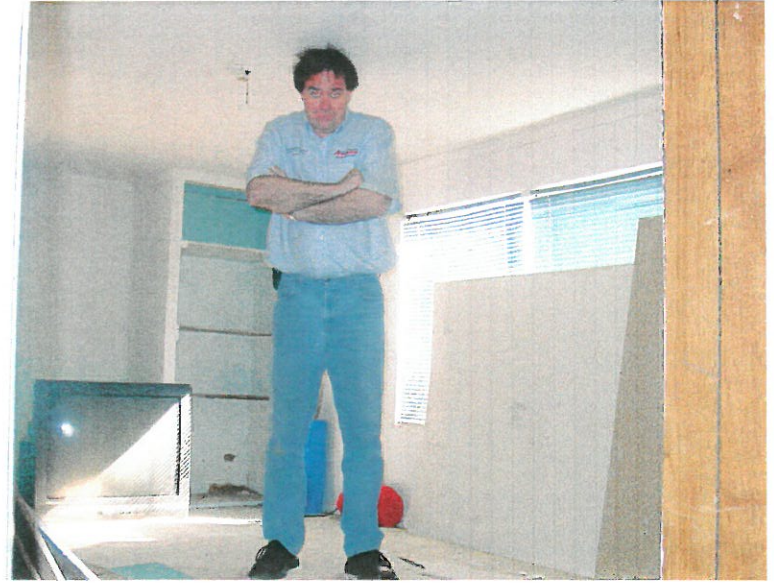
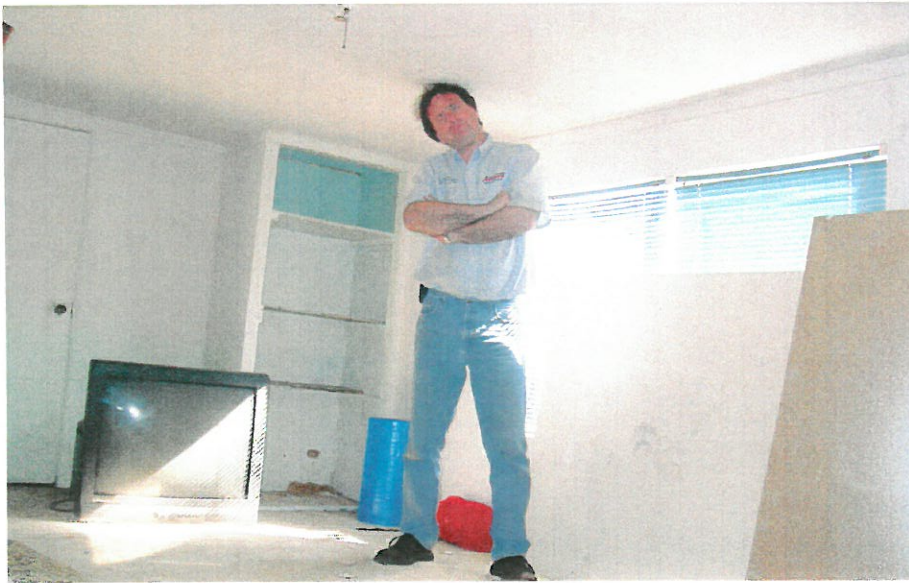
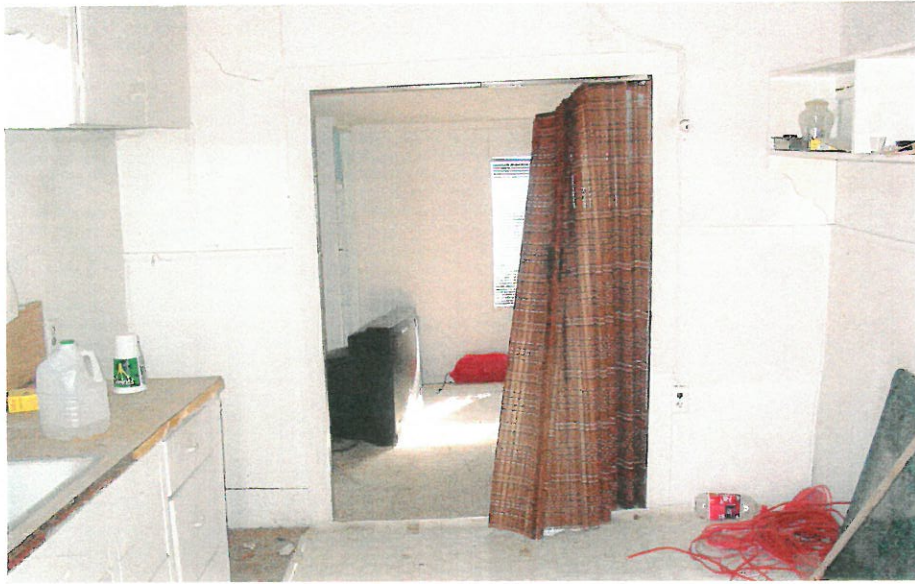






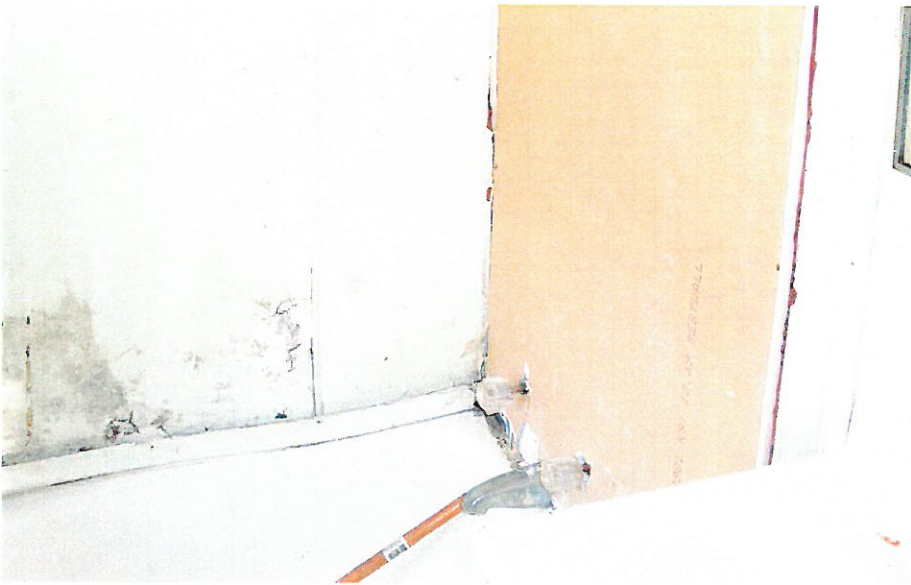
The camera is straight

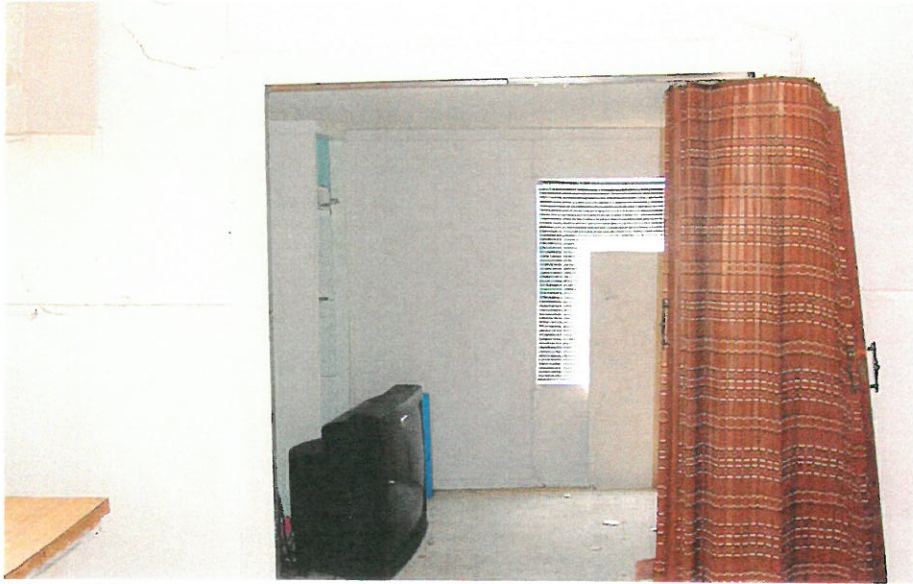


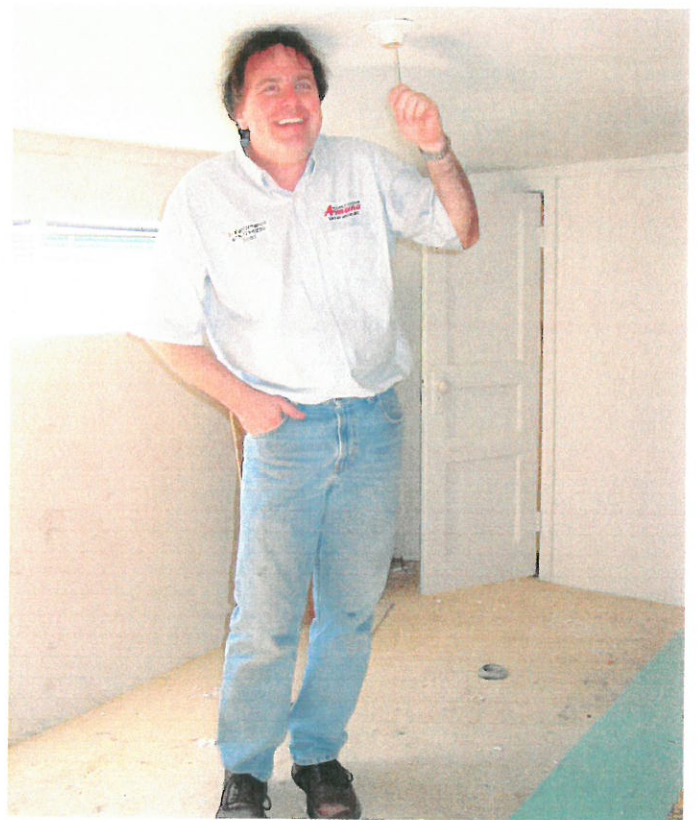
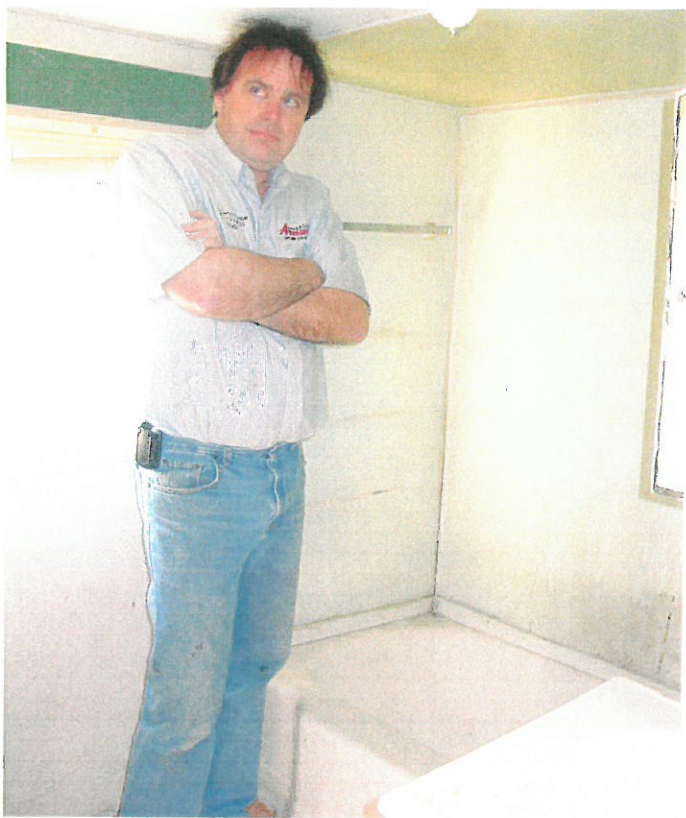














City of Rockwall
The New Horizon

3/16/2007

Transglobal, Inspections LLC
Kim Hanna
P O Box 265
Fate, TX 75132

RE: H2007-002
804 N. Goliad Demo
Project Type: HISTORIC (C of A)

Dear Applicant:

This letter serves to notify you that the above referenced case that you (or the organization that you represent) submitted before the City of Rockwall was approved by the Historic Preservation Advisory Board on 3/15/2007. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommends approval of the request.

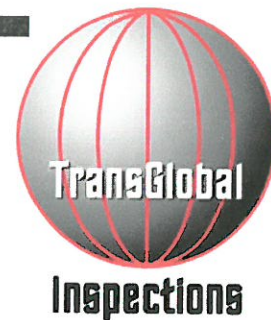
On February 15, 2007, the Historic Preservation Advisory Board continued the public hearing until the March 15, 2007, meeting by a vote of 6-0 (Holcomb absent).

On March 15, 2007 the Historic Preservation Advisory Board approved the CofA by a vote of 4 to 0 (Holcomb, Davis & Russo Absent).

Please contact the City of Rockwall Community Development Staff at (972) 771-7745, or at the address listed below, with any questions or concerns regarding this matter.

Sincerely yours,

Leslie Ryan
Planning and Zoning
City of Rockwall



**804 North Goliad
Rockwall, TX 75087**

February 5, 2006

City of Rockwall
Planning and Zoning
385 South Goliad
Rockwall, TX 75087

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President

P.O. Box 265 * Fate, TX 75132 * 972-722-1007

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503 E. Rusk		Min Trad		RES
506 E. Rusk		Min Trad		RES
602 E. Rusk		Min Trad	T	RES
604 1/ E. Rusk		Min Trad	Brick	RES

STRUCTURAL & FOUNDATION INSPECTION REPORT

File Number: **07316**

Inspection Address: **804 N. Goliad, Rockwall, Texas 75087** (Mapsco 20C-Z)

Date: **02-01-2007**

TO Rodd & Kim Hanna
P. O. Box 264
Fate, Texas 75132

Ph 214-755-4590
E-Mail: kim@tginspections.com

SCOPE OF SERVICES:

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1. The foundation consists of wood framing set on concrete blocks. The clearance under the house appears to be less than 12" and in most cases is zero.
2. The building has settled due to movement of the underlying soil.
3. The two doors, which provide access, are misaligned and the front door cannot be opened due to the differential settlement of the house.
4. The age of the house suggests that the beams, which support the flooring, are deteriorated to the extent as to be structurally unsound.

REPAIR PROCEDURE:

Should repairs be envisioned, the following is a recommended procedure.

1. The house should be raised at least 4 feet by a house-moving contractor.
2. After inspection of the super structure, any deteriorated beams are to be replaced.
3. Since this is a pier and beam structure, locations of interior piers can then be established.
4. Install the new piers through the existing floor.
5. Lower the house onto the new piers.
6. Replace all electric wiring.
7. Replace plumbing.
8. Replace gas lines.
9. Replace all flooring.
10. Do interior renovation.

¹ The engineer should recommend an appropriate level of investigation to provide an adequate analysis of the situation. The scope of work shall be jointly established and agreed to by the client and the engineer. The engineer should personally visit the site. If requested by the client, the engineer may only provide evaluation of reports by others, but this should be described as consultation, not investigation. If the purpose of aiding the client in determining the type of evaluation desired or actually performed, the following three levels of investigation are designated.

LEVEL A

1. Interview the occupant, owner and client, if possible, regarding a history of the property and performance of the structure.
2. Request from the client and review the provided documents regarding the foundation, such as construction drawings, geotechnical reports, previous testing and inspection reports, and previous repair information.
3. Make visual observations during a physical walk-through.
4. Observe factors influencing the performance of the foundation.
5. The Engineer may provide a written report, containing the following:
 - Scope of services
 - Observations, site characteristics and data deemed pertinent by the Engineer
 - Discussion of major factors influencing performance and rationale in reaching conclusions concerning the subject residence.
 - Conclusions and any recommendations for further investigation and remedial or preventative measures.

STRUCTURAL & FOUNDATION INSPECTION REPORT

Inspection Address: 804 N. Goliad, Rockwall, Texas 75087 (Mapsco 20C-Z)

File Number: 07316

Date: 02-01-2007

ESTIMATED COSTS:

work	Estimated cost
Raise the house	\$20,000
replace beams	\$ 15,000
Install the new piers	\$12,000
Replace all electric wiring	\$ 2,500
Replace plumbing	\$ 1,200
Replace gas lines	\$ 800
Replace all flooring	\$ 3,500
Do interior renovation.	\$15,000
Total estimated cost	\$70,000

The value of the house, excluding the lot value, after completion of the work required to restore it is estimated at \$15,000.

CONCLUSIONS:

The house is in such disrepair as to render it uninhabitable and unsafe for habitation. In my opinion, the house has been neglected to the extent that it should be demolished. As set forth in the Historic Guidelines for Rockwall, the condition of the house falls under the definition of "Demolition-by-neglect."²

Engineer of Record
K. M. Kirk, P.E.
Registered Professional Engineer
State of Texas P.E. # 73153



² Ord No. 91-25/Ord. No. 02-26Guide lines, Page 18











The camera is straight









