

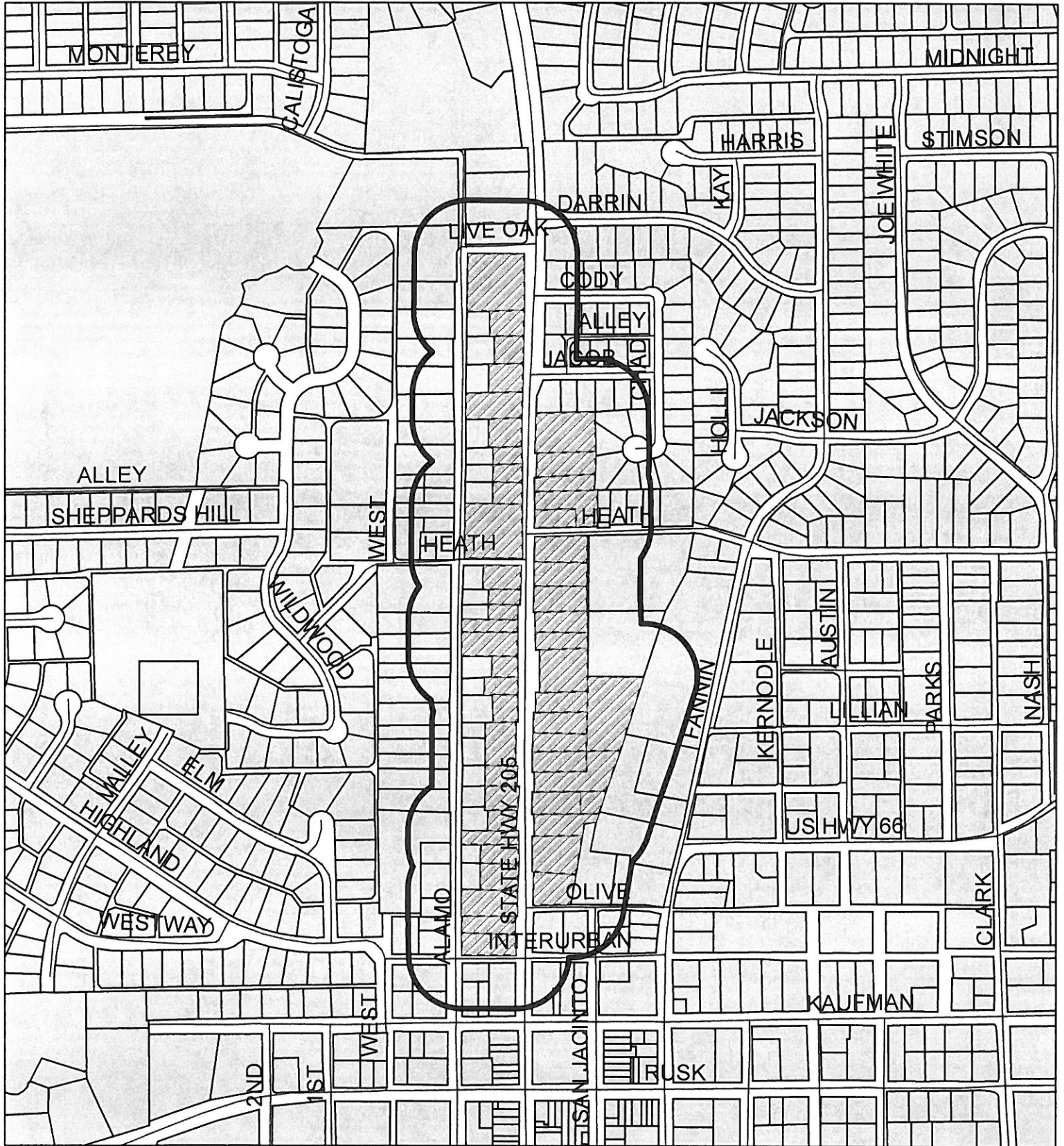
OLD TOWN ROCKWALL HISTORIC DISTRICT REGISTRY APPLICATION

Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please use the attached "continuation sheet".

Address of Property: <u>301-925 N. Goliad</u> (address or legal description)				
Street Address				
<u>Rockwall</u> City	<u>Texas</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County	
Name of Property, If Applicable: _____ (name of Structure or Addition name)				
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)				
Name of Historic District: <u>NORTH GOLIAD HISTORIC DISTRICT</u> ___ 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: _____ Street Address: _____ <u>301-925 N. Goliad</u>				
<u>Rockwall</u> City	<u>Texas</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County	
Authorized Contact: _____ Street Address: _____ (if different from Owner)				
_____	_____	_____	_____	_____
City	State	Zip	County	Telephone Number
Description of Property Appearance (architectural style, square footage,...etc.):				
Statement of Significance (year built, historical context,...etc.)				
Owner's Signature _____		City of Rockwall Use Only:		
Date: <u>7/20/06</u>		H2006-005		

Legend

 200-ft Buffer



N

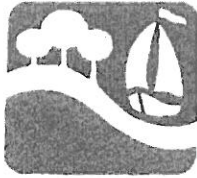


Location Map

H2006-005

NORTH GOLIAD HISTORIC DISTRICT

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, TEXAS MEMORANDUM

TO: Historic Preservation Advisory Board

FROM: Chris Spencer

DATE: August 17, 2006

SUBJECT: North Goliad Historic District

In June of 2005, the City Council directed staff by a vote of 6-0 to work with the Historic Preservation Advisory Board in the creation of a North Goliad Historic District. Over the past year staff, the Historic Preservation Advisory Board and the HPAB subcommittee have worked on creating and finalizing the proposed guidelines for the District.

A North Goliad Historic District Town Hall meeting was held on August 3, with citizens, staff and three Board members. Staff sent a copy of the guidelines out to each property owner located within the District prior to the meeting. At the meeting staff briefly explained the proposed guidelines and then took questions and comments from the audience. The following are a list of concerns raised by those property owners and citizens that were present:

1. Availability and expense of using historic materials instead of existing aluminum siding that many properties currently have.
2. Added step to an already bureaucratic permit process.
3. Concern of residents that still live on North Goliad about more properties converting to non-residential uses.
4. Allowing front-yard parking for non-residential uses.
5. Lower than adequate security lighting levels.
6. Expanding the uses allowed within PD-50 and relaxing the zoning restrictions.

The next step in the designation procedure for the proposed district is the P&Z Public Hearing that is scheduled for September 12, 2006.

Staff sent notices to the property owners located within the proposed district as well as those located with 200' and at the time of this report we have received two notices in favor and three in opposition.

Recommendation

Staff is recommending approval of designation for the North Goliad Historic District.



CITY OF ROCKWALL

at Rockwall CityPlace

Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 8/17/2006 at 6:30 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

H2006-005: North Goliad Historic District

Hold a public hearing to consider a city initiated request for the adoption of the North Goliad Historic District, including Design Review Guidelines, and take any action necessary. The area is zoned (PD-50) Planned Development and (GR) General Retail District and is situated along North Goliad, south of Live Oak Street and North of Interurban. A portion of the proposed district is also located within the Old Town Rockwall Historic District.

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by 8/10/2006 to:

Chris Spencer
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

(please return portion of form below the dotted line)

Case number: H2006-005

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below 161

☒ I am opposed to the request for the reasons listed below

OUR OFFICE BUILDING IS NOT HISTORIC QUALITY
BECAUSE WE UPGRADED AND REMODELED THE
BUILDING

THE PROPOSED RESTRICTIONS ARE TOO STRICT -
AREA SHOULD BE COMMERCIAL + PROMOTED FOR MORE
BUSINESSES

Your Name: CAROL FENDLEY

LAND HEADQUARTERS CO INC
Rockwall Property Address: 404 NORTH GOLIAD

- Please see Location Map of Subject Property on the back of this notice -



CITY OF ROCKWALL

at Rockwall CityPlace

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Case number: H2006-005

Please place a check mark on the appropriate line below:

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161

☒ I am opposed to the request for the reasons listed below

I don't like to be told what I can do to my property, when I can do it, why I can do it; what materials I have to use. The reasoning for purchasing this property was there were no associations attached. I feel this is nothing more than a city approved home owners association.

Your Name: Misty Phillips

Rockwall Property Address: 705 North Goliad Rockwall TX

- Please see Location Map of Subject Property on the back of this notice -

→
Back

the response time to receive feedback from the city is very long ; time consuming. My property is in the hands ; decisions of someone else but I make the mortgage ; pay the taxes. Additionally, the tax cut is chunk change. It's difficult already to get contractors to come to this city due to the inspectors. It's going to be much harder if they have additional ; stringent guidelines to follow.

Case number: H2006-005

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below

161

☒ I am opposed to the request for the reasons listed below

I see no need to take this area into the historical district. All the pertinent requirements already apply when a new business or planned building goes into the area. I oppose the extra burden being placed on

Your Name: *Rebecca Zell*

Rockwall Property Address: *505 N. Goliad this property*

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad

◆ Rockwall, Texas 75087 ◆

(972)

771-7745

Case number: H2006-005

Please place a check mark in the appropriate line below:

☒ I am in favor of the request for the reasons listed below

161

☐ I am opposed to the request for the reasons listed below

Good for the neighborhood and my investment. There is much more to be done to clean this area up.

Your Name: Dennis & Peggy Irby

Rockwall Property Address: 703 N. Goliad

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad



Rockwall, Texas 75087
771-7745



(972)



CITY OF ROCKWALL

at Rockwall CityPlace

Public Notice

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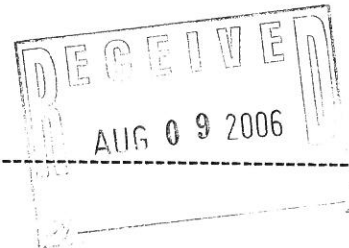
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Chris Spencer
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

(please return portion of form below the dotted line)



Case number: H2006-005

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below

161

☐ I am opposed to the request for the reasons listed below

With the purchase of properties by people from other areas with different attitudes, I think it is necessary in order to protect the existing community.

Your Name: Wayne Criswell

Rockwall Property Address: 604 N. Goliad

- Please see Location Map of Subject Property on the back of this notice -



CITY OF ROCKWALL

ORDINANCE NO. 05-35

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS HERETOFORE PREVIOUSLY AMENDED, SO AS TO CHANGE THE ZONING FROM "SF-7" SINGLE FAMILY RESIDENTIAL AND "PD-50"; PLANNED DEVELOPMENT DISTRICT NO. 50 TO AMENDED "PD-50" PLANNED DEVELOPMENT DISTRICT NO. 50; INCLUDING PROPERTIES ADDRESSED AS 401 N. GOLIAD TO 925 N. GOLIAD AND 406 N. ALAMO; MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has initiated a change in zoning from (SF-7) Single Family Residential district and (PD-50) Planned Development No. 50 district to Amended (PD-50) Planned Development No. 50 district; Including properties addressed as 401 N. Goliad to 925 N. Goliad and 406 N. Alamo, and more specifically described in the attached Exhibit "A" attached hereto and made a part hereof for all purposes; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Unified Development Code of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning on a tract of land which is more fully described herein as Exhibit "A" from (SF-7), Single Family Residential and (PD-50), Planned Development District No. 50 to Amended, and (PD-50), Planned Development District No. 50;

Section 2. That the property described herein shall be used only in the manner and for the purposes provided for in the Unified Development Code of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future and subject to the following additional conditions:

1. That all development within (PD-50) Planned Development No. 50 district be subject to the requirements of the (RO) Residential Office district in the Unified Development Code, as amended, including the Land Use Tables in "Article IV, Permissible Uses" and the area requirements set forth in Section 4.2 of "Article V, District Development Standards."

2. As approved via Ordinance No. 05-18, "Antique / Collectable Sales" shall be allowed subject to approval of a Specific Use Permit (SUP) by City Council, and the following conditions:
 - a. "Antique Sales"-the sale of an object having value because of its age, especially a domestic item or piece of furniture or handicraft esteemed for its artistry, beauty, craftsmanship, or period of origin.
 - b. Collectable Sales"-the sale of an object that can be collected; suitable or desirable for collecting, as a hobbyist; any of a class of old things, but not antiques, that people collect as a hobby.
 - c. The sale of new or used clothing and appliances be prohibited.
 - d. That the maximum building size not exceed 2,000 square foot for Antique/Collectable Sales.
 - e. That individual lease areas within the store be prohibited.
3. That development within the Planned Development be subject to the "Commercial Guidelines" of the Rockwall Historic District, as amended.
4. That joint or shared access be required on all adjoining lots if any property is used for office development or any other non-residential use permitted in the (RO) Residential Office district.
5. That parking in the front yard area of any property within this Planned Development district be prohibited and all parking for those uses permitted in the (RO) Residential Office district be located behind the front facade of the main building structure.
6. That the parking requirement for professional office uses (excluding medical office) be one (1) parking space for each 500 square feet of floor area, and that the parking requirement for all other uses permitted in the (RO) Residential Office district shall adhere to the parking requirements set forth in "Article VI, Parking and Loading" of the Unified Development Code.
7. That all properties within the Planned Development district shall be subject to site plan review if changing to other than residential use.
8. All drive aisles and parking areas required for the conversion and/or redevelopment of existing structures within the Planned Development district may be paved with asphalt subject to review and approval by the City Engineer. New development on vacant properties within the Planned Development district shall be paved in accordance with City standards (i.e. concrete).
9. In the event that unique or extraordinary conditions exist on the property such that the applicant feels he/she cannot comply with the strict interpretation of this ordinance, a variance can be requested from the City Council.

Section 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 5. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation, or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, nor shall adjudication affect any other section or provision of the Unified Development Code of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

Section 6. That all ordinances of the City of Rockwall in conflict with the provisions of this be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect.

Section 7. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 1st day of August, 2005.

William R. Cecil
William R. Cecil, Mayor

ATTEST:

Dorothy Brooks
Dorothy Brooks, City Secretary

APPROVED AS TO FORM:

Pete Eckert
Pete Eckert, City Attorney

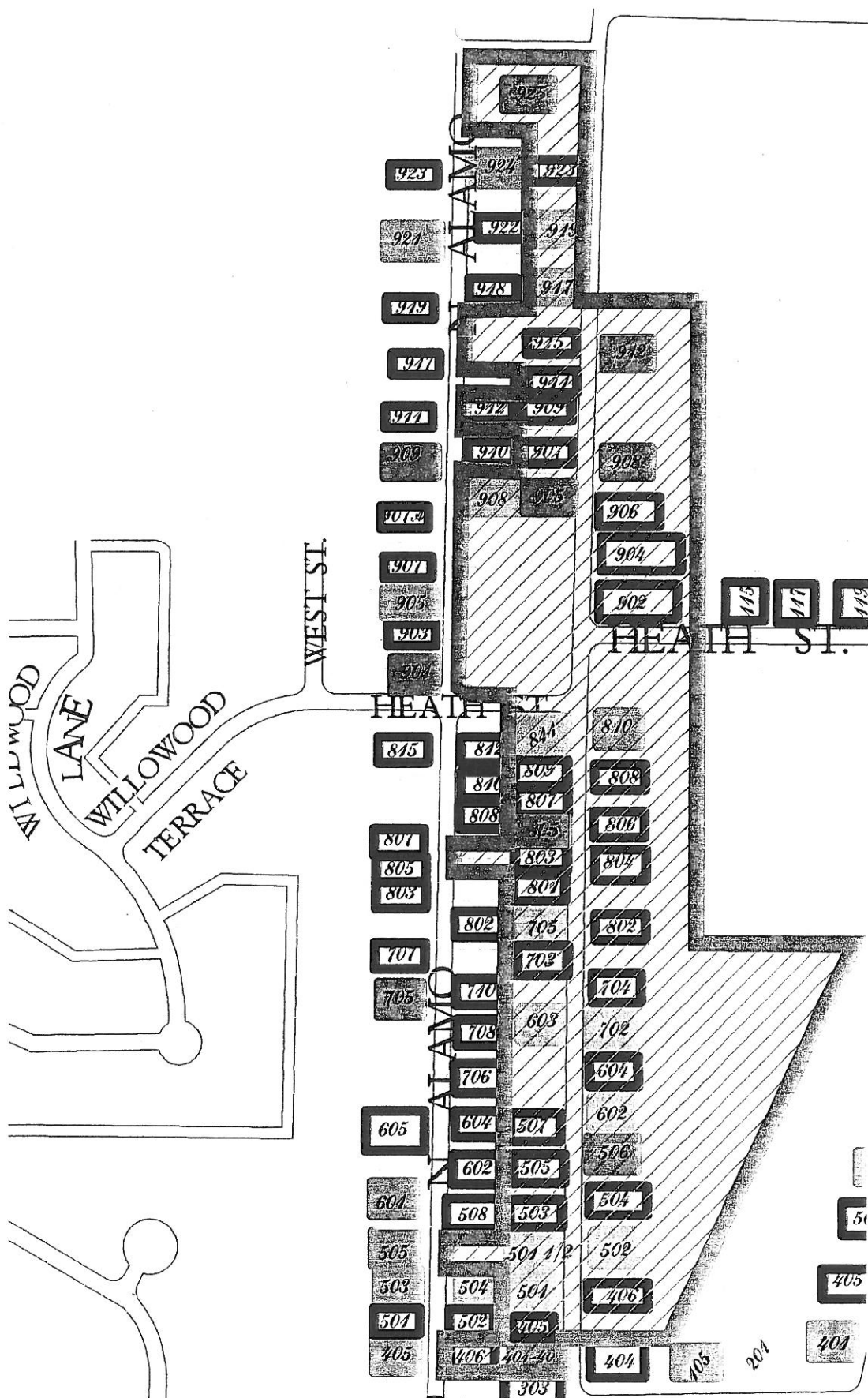
1st Reading: 07-18-05

2nd Reading: 08-01-05



Exhibit "A"

Property Address	Legal Description
401-403 GOLIAD N	AMICK, BLOCK 17, LOT 15
406 ALAMO N	AMICK, BLOCK 18A SW PT, LOT 16, ACRES .183
405 GOLIAD N	AMICK, BLOCK 18B
406 GOLIAD N	B F BOYDSTON, BLOCK 123, LOT B
501 GOLIAD N	AMICK, BLOCK 19C, LOT 21
501 1/2 GOLIAD N	AMICK, BLOCK 19B
502 GOLIAD N	B F BOYDSTON, BLOCK 123, LOT C, ACRES 0.376 (Black Collectables)
503 GOLIAD N	AMICK, BLOCK 19A E PART
504 GOLIAD N	B F BOYDSTON, BLOCK 123, LOT D & PT OF C
505 GOLIAD N	AMICK, BLOCK 20B (Stain Glass)
506 GOLIAD N	BARNES, LOT 1
507 GOLIAD N	AMICK, BLOCK 20A (Art Ventures)
602 GOLIAD N	BARNES, LOT 2
603 GOLIAD N	AMICK, BLOCK 21 A-B E/PART
604 GOLIAD N	BARNES, LOT S 67' OF 3
604 GOLIAD N	B F BOYDSTON, BLOCK 123, LOT F, ACRES 1.05
702 GOLIAD N	BARNES, LOT 8' OF 3 & ALL OF 4
703 GOLIAD N	AMICK, BLOCK PT 22, LOT 30, 703 N GOLIAD
704 GOLIAD N	BARNES, LOT 5
705 GOLIAD N	AMICK, BLOCK 22, LOT 27
801 GOLIAD N	AMICK, BLOCK 23 E 1/2
802 GOLIAD N	COUNSELMAN ADDITION, BLOCK A, LOT 1, ACRES .66
803 GOLIAD N	AMICK, BLOCK 23A, ACRES .448
804 GOLIAD N	BARNES, LOT 8
805 GOLIAD N	AMICK, BLOCK 24C
806 GOLIAD N	BARNES, LOT 9
807 GOLIAD N	AMICK, BLOCK 24C E/2
808 GOLIAD N	B F BOYDSTON, BLOCK 124, LOT B, ACRES 0.405
809 GOLIAD N	AMICK, BLOCK 24B
810 GOLIAD N	B F BOYDSTON, BLOCK 124, LOT A
811 GOLIAD N	AMICK, BLOCK A, LOT 2, REPLAT
812 GOLIAD N	B F BOYDSTON, BLOCK 124, LOT D, 812 N GOLIAD
902 GOLIAD N	AUSTIN, LOT PT 1
904 GOLIAD N	AUSTIN, LOT PT 1
905 GOLIAD N	GARNER, BLOCK PART 27
906 GOLIAD N	AUSTIN, LOT PT 2
907 GOLIAD N	GARNER, BLOCK PART 27
908 GOLIAD N	AUSTIN, LOT PT 2 (Replat 2R)
909 GOLIAD N	GARNER, BLOCK ALL 27A
911 GOLIAD N	ADAMS ADDN, BLOCK A, LOT 1
912 GOLIAD N	AUSTIN, LOT 3, ACRES .745
915 GOLIAD N	GARNER, BLOCK PART 29, ACRES .497
917 GOLIAD N	GARNER, BLOCK PART 29
919 GOLIAD N	RAKICH ADDITION, BLOCK A, LOT 2, ACRES .257
923 GOLIAD N	GARNER, BLOCK PART 32
925 GOLIAD N	GARNER, BLOCK PART 32
N/A	GARNER, BLOCK ALL 26
N/A	B F BOYDSTON, BLOCK 123F



North Goliad Historic District Town Hall Meeting Sign-In Sheet

(Please Sign in with you name and address)

1. John Wright 603 N Goliad
2. Henry & Misty Phillips 705 N. GOLIAD
3. Jim Moore 606 Clark St - 704 N. Goliad
4. JOHN THOMAS 424 CORCHUENT TR / 867 Goliad
5. SARAH SPROFF
6. Peggy Irby 703 N. Goliad
7. LARRY SARRATT 501 1/2 & 502 N. GOLIAD
8. Wayne & Barbara Criswell 604 N. Goliad
9. Debbie Anderson 206 O Aberdeen Hwy
10. Sherry Black 502 N. Goliad Green College
11. Mike Jeffers 1903 S. FM 549 75032
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- 34.



CITY OF ROCKWALL

at Rockwall CityPlace

Public Notice

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H2006-005: North Goliad Historic District

Hold a public hearing to consider a city initiated request for the adoption of the North Goliad Historic District, including Design Review Guidelines, and take any action necessary. The area is zoned (PD-50) Planned Development and (GR) General Retail District and is situated along North Goliad, south of Live Oak Street and North of Interurban. A portion of the proposed district is also located within the Old Town Rockwall Historic District.

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Chris Spencer
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

(please return portion of form below the dotted line)

Case number: H2006-005

Please place a check mark on the appropriate line below:

_____ I am in favor of the request for the reasons listed below 161

_____ I am opposed to the request for the reasons listed below

Your Name: _____

Rockwall Property Address: _____

- Please see Location Map of Subject Property on the back of this notice -





Location Map H2006-005

North Goliad Historic District



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CITY OF ROCKWALL

at Rockwall CityPlace

Public Notice

The City of Rockwall Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/12/2006 at 6:00 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas and the Rockwall City Council will hold a public hearing on **Monday, 9/18/2006 at 6:00 p.m.** in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

H2006-005: North Goliad Historic District

Hold a public hearing and consider a city initiated request for the adoption of the North Goliad Historic District, including Design Review Guidelines, and take any action necessary. The area is zoned (PD-50) Planned Development and (GR) General Retail District and is situated along North Goliad, south of Live Oak Street and North of Interurban, containing approximately 21.29 acres of land. A portion of the proposed district is also located within the Old Town Rockwall Historic District.

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure that your comments are included in the information sent to the Planning and Zoning Commission, please return the completed form below by 9/07/2006 to:

Chris Spencer
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

Email: planning@rockwall.com
Phone: (972) 771-7745
Fax: (972) 771-7748

(please return portion of form below the dotted line)

Case number: H2006-005

Please place a check mark on the appropriate line below:

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Rockwall Property Address: _____

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385 South Goliad



Rockwall, Texas 75087

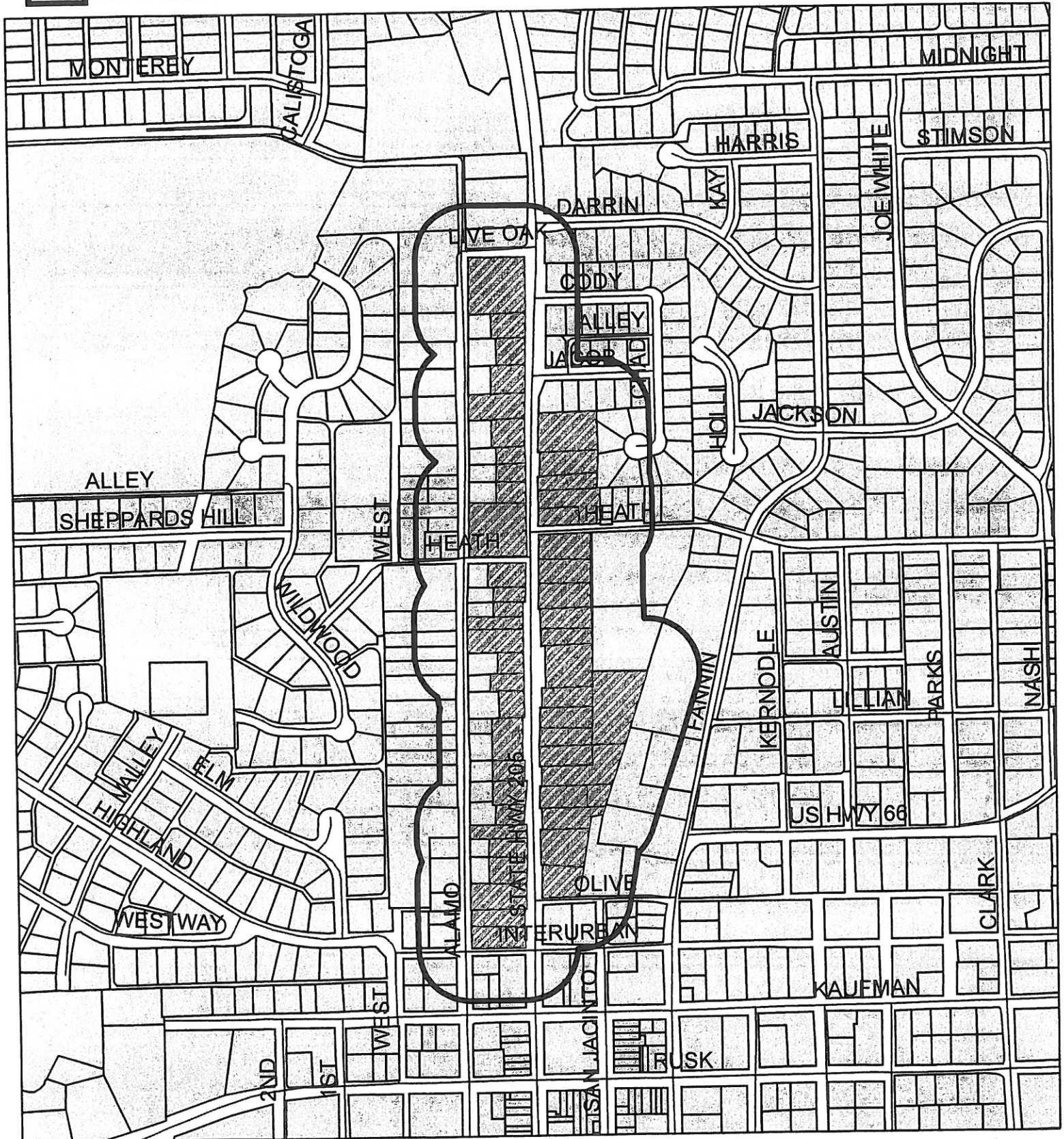


(972)

771-7745

Legend

 200-ft Buffer



N



Location Map

H2006-005

NORTH GOLIAD HISTORIC DISTRICT

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OLD TOWN ROCKWALL ALL HISTORIC DISTRICT REGISTRATION APPLICATION

Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please use the attached "continuation sheet".

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Street Address				
<u>Rockwall</u> City	<u>Texas</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County	
Name of Property, If Applicable: _____ (name of Structure or Addition name)				
Has the building been moved ? No <input type="checkbox"/> Yes <input type="checkbox"/> If yes, when was the property moved ? _____ (mm/dd/yr -if known, otherwise, the year moved is sufficient)				
Name of Historic District: <u>NORTH GOLIAD HISTORIC DISTRICT</u>				
<input type="checkbox"/> National Register District <input type="checkbox"/> Certified State or Local District <input type="checkbox"/> Proposed Historic District				
If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)				
Property Owner: _____ Street Address: <u>301-925 N. Goliad</u>				
<u>Rockwall</u> City	<u>Texas</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County	
Authorized Contact: _____ Street Address: _____ (if different from Owner)				
_____	_____	_____	_____	_____
City	State	Zip	County	Telephone Number
Description of Property Appearance (architectural style, square footage,...etc.):				
Statement of Significance (year built, historical context,...etc.)				
Owner's Signature _____		City of Rockwall Use Only:		
Date: <u>7/20/06</u>		H2006-005		

Case number: H2006-005

Please place a check mark in the appropriate line below:

☒ I am in favor of the request for the reasons listed below

161

☐ I am opposed to the request for the reasons listed below

I believe it is a step toward the improvement
of downtown Rockwall.

Your Name: Jerry Holmes

Rockwall Property Address: 106 W KAUTMAN STREET

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad



Rockwall, Texas 75087



(972)

771-7745

Case number: H2006-005

Please place a check mark in the appropriate line below:

☒ I am in favor of the request for the reasons listed below

161

☐ I am opposed to the request for the reasons listed below

Designation should improve property values

Your Name:

Rick Wimpee

Rockwall Property Address:

801 N. Goliad St

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad



Rockwall, Texas 75087



(972)

771-7745

Case number: H2006-007

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below

161

☐ I am opposed to the request for the reasons listed below

Improved appearance / property values

Your Name:

Rick Wimpee

Rockwall Property Address:

801 N Goliad & 909 N Goliad St

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad



Rockwall, Texas 75087



(972)

771-7745

Case number: H2006-005

Please place a check mark in the appropriate line below:

☒ I am in favor of the request for the reasons listed below

161

☐ I am opposed to the request for the reasons listed below

Your Name:

Danie Wampsee

Rockwall Property Address:

909 N. Goliad

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad



Rockwall, Texas 75087



(972)

771-7745

Case number: H2006-005

Please place a check mark in the appropriate line below:

☒ I am in favor of the request for the reasons listed below

161 SEP 07 2006

☐ I am opposed to the request for the reasons listed below

Good for property values - neighborhood
in general

Your Name: Dennis and Peggy Kelly

Rockwall Property Address: 703 N. Goliad

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad



Rockwall, Texas 75087



(972)

771-7745

Case number: H2006-005

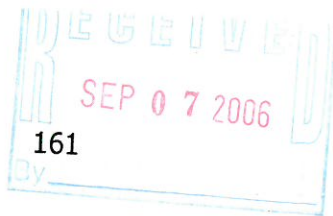
Please place a check mark on the appropriate line below:

☒

I am in favor of the request for the reasons listed below *but...*

☐

... I am opposed to the request for the reasons listed below



*Define "adopted" and outline buffer zone ^{and} will the city
buy the property within the buffer zone?*

*Will you destroy the value of a new house without compensation?
Is this 26.29 acres all or part for preservation or imminent domain?*

Your Name: *Robert J. and Betty A. Cotter*

Rockwall Property Address: *403 N. ALAMO RD. ROCKWALL, TX. 75087*

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad



Rockwall, Texas 75087



771-7745

(972)

AUG 09 2006

Case number: H2006-005

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below

161

☐ I am opposed to the request for the reasons listed below

With the purchase of properties by people from other areas with different attitudes, I think it is necessary in order to protect the existing community.

Your Name: Wayne Criswell

Rockwall Property Address: 604 N. Goliad

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad



Rockwall, Texas 75087



(972)

771-7745

Case number: H2006-005

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below

161

☐ I am opposed to the request for the reasons listed below

Good for the neighborhood and my investment. There is much more to be done to clean this area up.

Your Name: Dennis & Peggy Irby

Rockwall Property Address: 703 N. Goliad

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad



Rockwall, Texas 75087



(972)

771-7745

Case number: H2006-005

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below

161

☒ I am opposed to the request for the reasons listed below

1.) BECAUSE THE CITY HAS ELECTED TO DISREGARD
PLANS FOR RENOVATION OF THE SQUARE.

2.) RESTRICTIONS, AS DRAFTED, FOR THE HISTORICAL
DISTRICT ARE TOO STRINGENT.

Your Name: JOHN / SUSAN WRIGHT

Rockwall Property Address: 603 N. GOLIAD

- Please see Location Map of Subject Property on the back of this notice -



Case number: H2006-5

Please place a check mark on the appropriate line below:

SEP 07 2006

☐ I am in favor of the request for the reasons listed below

161

☒ I am opposed to the request for the reasons listed below

This would put undue hardships
on this neighborhood. It also singles out
this area as the only neighborhood with
these restrictions. It just isn't fair.

Your Name: John Beneditto

Rockwall Property Address: 113 E. Henth

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad



Rockwall, Texas 75087



(972)

771-7745

Case number: H2006-005

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below

161

☒ I am opposed to the request for the reasons listed below

There are too many restrictions.

Your Name: *James Moore*

Rockwall Property Address: *704 N. Goliad*

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad



Rockwall, Texas 75087



(972)

771-7745

Case number: H2006-005

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below

161

☒ I am opposed to the request for the reasons listed below

I see no need to take this area into the historical district. All the pertinent requirements already apply when a new business or planned building goes into this area. We oppose the extra burden

Your Name: *Rebecca Ziel* *being placed on*

Rockwall Property Address: *505 N. Goliad* *this property*

- Please see Location Map of Subject Property on the back of this notice -



Case number: H2006-055

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below

161

☒ I am opposed to the request for the reasons listed below

I don't like to be told what I can do to my property, when I can do it, why I can do it; what materials I have to use. The reasoning for purchasing this property was there were no associations attached. I feel this is nothing more than a city approved homeowners association.

Your Name: MISTY PHILLIPS

Rockwall Property Address: 705 North Goliad Rockwall Tx

- Please see Location Map of Subject Property on the back of this notice -

→
Back



the response time to receive feedback from the city is very long ; time consuming. My property is in the hands ; decisions of someone else but I make the Mortgage ; pay the taxes. Additionally, the tax cut is chunk change. It's difficult already to get contractors to come to this city due to the inspectors. It's going to be much harder if they have additional ; stringent guidelines to follow.

Whitley, Kim

From: Dave Alsobrook [wavethon@charter.net]
Sent: Thursday, August 31, 2006 3:31 PM
To: Planning
Subject: H2006-005
Attachments: "AVG certification"

I am writing in reference H2006-005, to voice my opposition for this proposal. I worked hard to pay for my property, and won't let the city try and change the zoning or adopt my property which is now GR. My property is 3 lots at 202 interurban. Leave me out of this please. I consider this an invasion of my rights, and will do what is necessary to protect my interest.

I would also like to add, As a longtime resident of Rockwall (27 years), I feel like the city has already exploited and ruined our little town enough, with the continued growth and development of our once quiet little town for tax revenue . Just ask any of the original residents, Bill Peoples, Ted Lyons, Ralph Hall, Ted Cain, Sue Steiger, or Judy Clark, How they feel about what is happening our town now. Stop developing our town, before its too late. The town is over populated enough. If you want to do some planning, Why don't you plan how you are going to provide water and roadways for all of these people you are packing in here? How about a moratorium on any further developement? If we wanted this, we would move to Plano. I have heard a lot of people say they are also getting fed up with the City of Rockwall's Ideas and personal agenda for OUR TOWN. Leave it alone, you have done enough. These are my thoughts.

Sincerely,

David Alsobrook

8/31/2006

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 9/12/2006

APPLICANT: City of Rockwall

AGENDA ITEM: H2006-005; North Goliad Historic District

Hold a public hearing and consider a city initiated request for the adoption of the North Goliad Historic District, including Design Review Guidelines, and take any action necessary. The area is zoned (PD-50) Planned Development and (GR) General Retail District and is situated along North Goliad, south of Live Oak Street and North of Interurban, containing approximately 21.29 acres of land. A portion of the proposed district is also located within the Old Town Rockwall Historic District.

BACKGROUND INFORMATION:

In June of 2005, the City Council directed staff by a vote of 6-0 to work with the Historic Preservation Advisory Board in the creation of a North Goliad Historic District. Over the past year staff, the Historic Preservation Advisory Board and the HPAB subcommittee have worked on creating and finalizing the proposed guidelines for the District.

All the properties located within the proposed district are currently zoned PD-50 (Planned Development No. 50) or General Retail district. All the properties that are located along the east side of North Goliad are currently within the existing Old Town Rockwall Historic District and 925 North Goliad is a landmark property. The existing guidelines for the "Old Town Rockwall Historic District" are intended to be residential in nature and do not provide the applicant seeking a Certificate of Appropriateness or the Historic Preservation Advisory Board with the proper direction concerning this type of Historic district.

The North Goliad corridor is continuing to change from a single family area to a professional office district. Staff feels that as the properties convert to non-residential uses, the historic single-family character that identifies the North Goliad corridor should be preserved.

A North Goliad Historic District Town Hall meeting was held on August 3, with citizens, staff and three Board members. Staff sent a copy of the guidelines out to each property owner located within the District prior to the meeting. At the meeting, staff briefly explained the proposed guidelines and then took questions and comments from the audience. The following are a list of concerns raised by those property owners and citizens that were present:

1. Availability and expense of using historic materials instead of existing aluminum siding that many properties currently have.
2. Added step to an already bureaucratic permit process.
3. Concern of residents that still live on North Goliad about more properties converting to non-residential uses.
4. Allowing front-yard parking for non-residential uses.
5. Lower than adequate security lighting levels.
6. Expanding the uses allowed within PD-50 and relaxing the zoning restrictions.

Prior to the HPAB meeting on August 17, 2006 and prior to the P&Z and City Council public hearings for September 12th and September 18th, respectively, staff has sent notices to the property owners located within the proposed district as well as those located within 200' (161 notices overall). At the time of this report we have received seven (7) responses in favor and six (6) in opposition.

RECOMMENDATIONS:

1 + one 7 total

Staff Recommends approval of the request.


On August 17, 2006, the Historic Preservation Advisory Board recommended approval of the creation of the North Goliad Historic District with the attached "Guidelines" by a vote of 6-1 (Ross against).

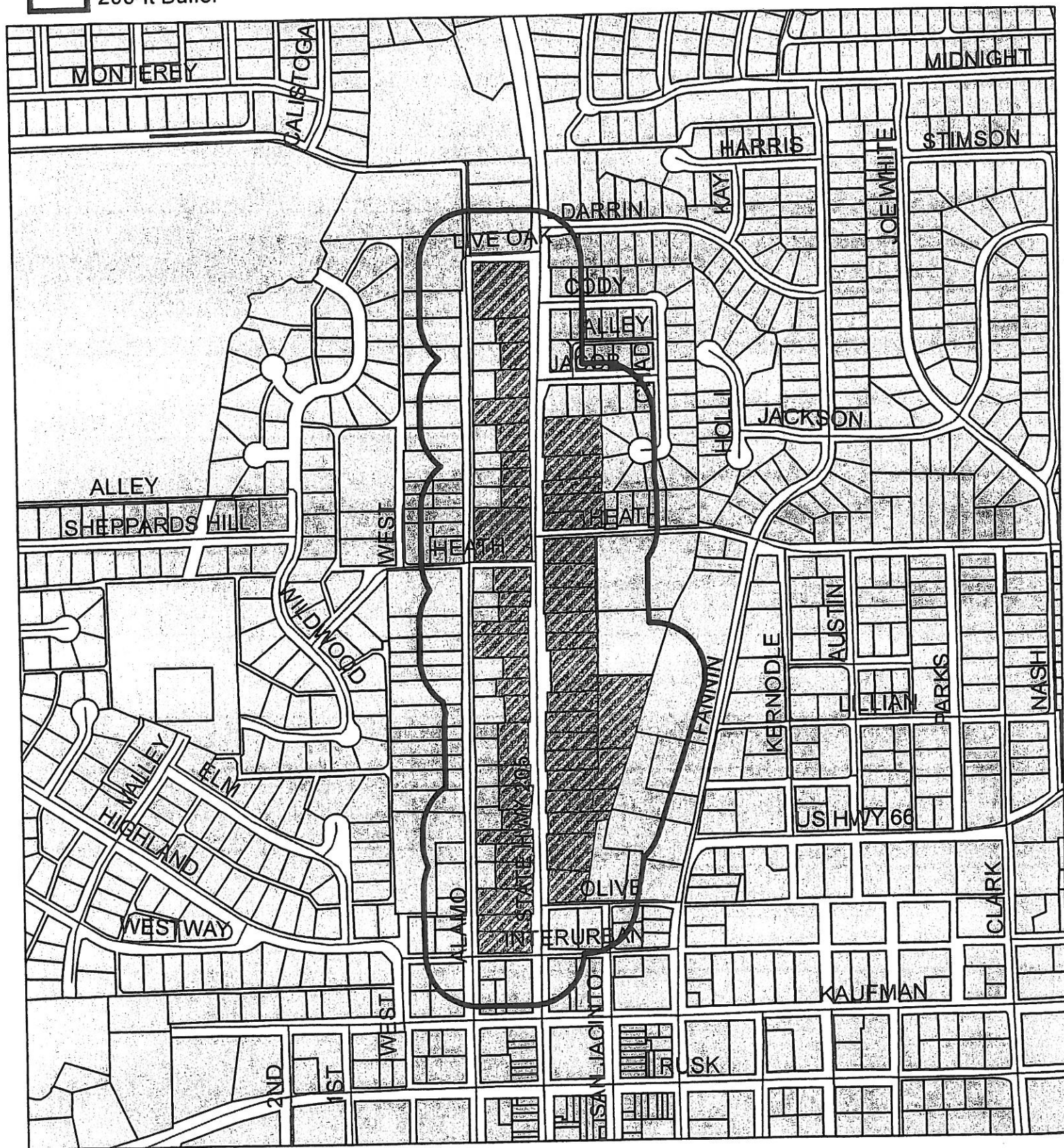
OLD TOWN ROCKWALL HISTORIC DISTRICT REGISTRY APPLICATION

Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please use the attached "continuation sheet".

Address of Property: <u>301-925 N. Goliad</u> (address or legal description)				
Street Address				
<u>Rockwall</u> City	<u>Texas</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County	
Name of Property, If Applicable: _____ (name of Structure or Addition name)				
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)				
Name of Historic District: <u>NORTH GOLIAD HISTORIC DISTRICT</u>				
___ 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: _____ Street Address: <u>301-925 N. Goliad</u>				
<u>Rockwall</u> City	<u>Texas</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County	
Authorized Contact: _____ Street Address: _____ (if different from Owner)				
_____ City	_____ State	_____ Zip	_____ County	_____ Telephone Number
Description of Property Appearance (architectural style, square footage,...etc.):				
Statement of Significance (year built, historical context,...etc.)				
Owner's Signature _____		City of Rockwall Use Only:		
Date: <u>7/20/06</u>		H2006-005		

Legend

 200-ft Buffer



N



Location Map

H2006-005

NORTH GOLIAD HISTORIC DISTRICT

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.

☒ I am in favor of the request for the reasons listed below.

161

☐ I am opposed to the request for the reasons listed below

I believe it is a step toward the improvement
of downtown Rockwall.

Your Name: Jerry Holmes

Rockwall Property Address: 106 W KAUTMAN STREET

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad ♦ Rockwall, Texas 75087 ♦ (972)
771-7745

Case number: H2000-000

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below

161

☐ I am opposed to the request for the reasons listed below

Your Name: Danie Wimpée

Rockwall Property Address: 909 N. Goliad

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad ♦ Rockwall, Texas 75087 ♦ (972)
771-7745

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below

161

☐ I am opposed to the request for the reasons listed below

Improved appearance / property values

Your Name: Rick Wimpée

Case number: H2006-005

Please place a check mark in the appropriate line below:

☒ I am in favor of the request for the reasons listed below

161 SEP 07 2006

☐ I am opposed to the request for the reasons listed below

Good for property values - neighborhood
in general

Your Name: Dennis and Peggy Jolley

Rockwall Property Address: 703 N. Goliad

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad

Rockwall, Texas 75087

(972)

771-7745

Case number: H2006-005

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161 SEP 07 2006

☐ I am opposed to the request for the reasons listed below

Define "adopted" and outline buffer zone ^{and} will the city
buy the property within the buffer zone?
Will you destroy the value of a new house without compensation?
Is this 21.29 acres all or part for preservation or imminent domain?

Your Name: Robert J. and Betty A. Cotter

Rockwall Property Address: 603 N. Alamo Rd. Rockwall, TX, 75087

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad

Rockwall, Texas 75087

(972)

771-7745

Case number: H2006-00

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With the purchase of properties by people from other areas with different attitudes, I think it is necessary in order to protect the existing community.

Your Name: Wayne Criswell

Rockwall Property Address: 604 N. Goliad

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad

Rockwall, Texas 75087
771-7745

(972)

Case number: H2006-005

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Good for the neighborhood and my investment. There is much more to be done to clean this area up.

Your Name: Dennis & Peggy Irby

Rockwall Property Address: 703 N. Goliad

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad

Rockwall, Texas 75087
771-7745

(972)

Case number: H2006-005

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PLANS FOR RENOVATION OF THE SQUARE.

2.) RESTRICTIONS, AS DRAFTED, FOR THE HISTORICAL
DISTRICT ARE TOO STRINGENT.

Your Name: JOHN/SUSAN WRIGHT

Rockwall Property Address: 603 N. GOLIAD

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad

Rockwall, Texas 75087

(972)

771-7745

SEP 07 2006

Case number: H2006-005

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on this neighborhood. It also singles out
this area as the only neighborhood with
these restrictions. It just isn't fair.

Your Name: John Beneditto

Rockwall Property Address: 113 E. Henth

- Please see Location Map of Subject Property on the back of this notice -

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(972)

771-7745

Case number: H2006-005

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☒ I am opposed to the request for the reasons listed below

There are too many restrictions.

Your Name: *James Moore*

Rockwall Property Address: *704 N. Goliad*

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad

Rockwall, Texas 75087

(972)

771-7745

Case number: H2006-005

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161

☒ I am opposed to the request for the reasons listed below

I see no need to take this area into the historical district. All the pertinent requirements already apply when a new business or planned building goes into this area. I oppose the extra burden being placed on

Your Name: *Rebecca Zell*

Rockwall Property Address: *505 N. Goliad this property*

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad

Rockwall, Texas 75087

(972)

771-7745

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I don't like to be told what I can do to my property, when I can do it, why I can do it; what materials I have to use. The reasoning for purchasing this property was there were no associations attached. I feel this is nothing more than a city approved homeowners association.

Your Name: MISTY PHILLIPS

Rockwall Property Address: 705 North Goliad Rockwall TX

→
Back

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad



Rockwall, Texas 75087



(972)

771-7745

The response time to receive feedback from the city is very long; time consuming. My property is in the hands; decisions of someone else but I make the mortgage; pay the taxes. Additionally, the tax cut is a huge change. It's difficult already to get contractors to come to this city due to the inspectors. It's going to be much harder if they have additional; stringent guidelines to follow.

Whitley, Kim

From: Dave Alsobrook [wavethorn@charter.net]
Sent: Thursday, August 31, 2006 3:31 PM
To: Planning
Subject: H2006-005
Attachments: "AVG certification"

I am writing in reference H2006-005, to voice my opposition for this proposal. I worked hard to pay for my property, and won't let the city try and change the zoning or adopt my property which is now GR. My property is 3 lots at 202 interurban. Leave me out of this please. I consider this an invasion of my rights, and will do what is necessary to protect my interest.

I would also like to add, As a longtime resident of Rockwall (27 years), I feel like the city has already exploited and ruined our little town enough, with the continued growth and development of our once quiet little town for tax revenue. Just ask any of the original residents, Bill Peoples, Ted Lyons, Ralph Hall, Ted Cain, Sue Steiger, or Judy Clark, How they feel about what is happening our town now. Stop developing our town, before its too late. The town is over populated enough. If you want to do some planning, Why don't you plan how you are going to provide water and roadways for all of these people you are packing in here? How about a moratorium on any further developement? If we wanted this, we would move to Plano. I have heard a lot of people say they are also getting fed up with the City of Rockwall's Ideas and personal agenda for OUR TOWN. Leave it alone, you have done enough. These are my thoughts.

Sincerely,

David Alsobrook

8/31/2006

**AGENDA
ROCKWALL CITY COUNCIL**

September 18, 2006

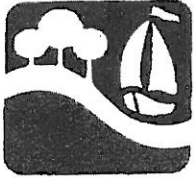
6:00 p.m. Regular Meeting

City Hall, 385 S. Goliad, Rockwall, Texas 75087

*Removed from Agenda
7-0 →*

VI. PUBLIC HEARING

- 6. H2006-005 --** Hold a public hearing and consider approval of a city initiated request for the adoption of the North Goliad Historic District, including Design Review Guidelines, and take any action necessary. The area is zoned (PD-50) Planned Development and (GR) General Retail District and is situated along North Goliad, south of Live Oak Street and North of Interurban, containing approximately 21.29 acres of land. A portion of the proposed district is also located within the Old Town Rockwall Historic District. ***[Referred back to the Historic Preservation Advisory Board by the Planning and Zoning Commission]***



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: City Council
FROM: Chris Spencer
DATE: September 18, 2006
SUBJECT: North Goliad Historic District

On August 17, 2006, the Historic Preservation Advisory Board recommended approval of the proposed district and guidelines by a vote of 6-1.

On September 12, 2006, the Planning and Zoning Commission referred the North Goliad Historic District and Design Guidelines back to the Historic Preservation Advisory Board by a vote of 6-0 (Jackson absent).

The Planning and Zoning Commission has expressed interest in holding a joint work session with the Historic Preservation Advisory Board in the near future to discuss the proposed district and guidelines.

1st MARY

2nd Russo

App w / Amendments From Lynn by 5-0

**GOAL: TO CLARIFY HPAB FUTURE VISION OF THE NORTH GOLIAD DISTRICT
AND BETTER USE PAST, PRESENT AND FUTURE TENSES TO DEFINE THE
CHARACTER OF THE DISTRICT**

Proposed Changes to Page 4 N. Goliad Historic District Guidelines

Paragraph 3 – Last Sentence

Today, as Rockwall grows at an even faster pace, it is essential to retain the historic character of North Goliad Street that offers a picture of Rockwall's growth and development.

New Heading Before Paragraph 4

CURRENT CHANGES AND FUTURE GROWTH

Paragraph 1 remains with last sentence moved to a second paragraph.

Paragraph 2

Restoration of historic structures is encouraged with tax incentives and design guidelines to ensure that new construction compliments existing structures. Properties of all contribution levels currently located on North Goliad may not be feasible or desirable to save in the future. It may be impossible to incorporate them into the changing uses of properties on the street. Through review of proposed projects and demolition applications, it is the goal of The Historic Preservation Advisory Board to attempt to *encourage* relocate structures that have historical significance because of their age, architectural style, important residents or events that are related to the history of the property. When relocation or demolition is necessary; the history, original location and all significant information should be carefully documented and preserved.

*Jason wants to add statement of support of P. 2 from
HPAB*

Approve presentation As Amended

1st MAY

5-0

2nd 2nd

MARY - START

SHP - H. story


Jason - Sales Pitch

Post HPAB AS AGEND
FOR MONDAY NIGHT OR
LIMIT TO THREE



North Goliad Historic District

PRESERVING THE PAST
ACCOMODATING CURRENT CHANGE
PLANNING FOR THE FUTURE



THROUGH THE YEARS



PHOTO TAKE CIRCA 1890

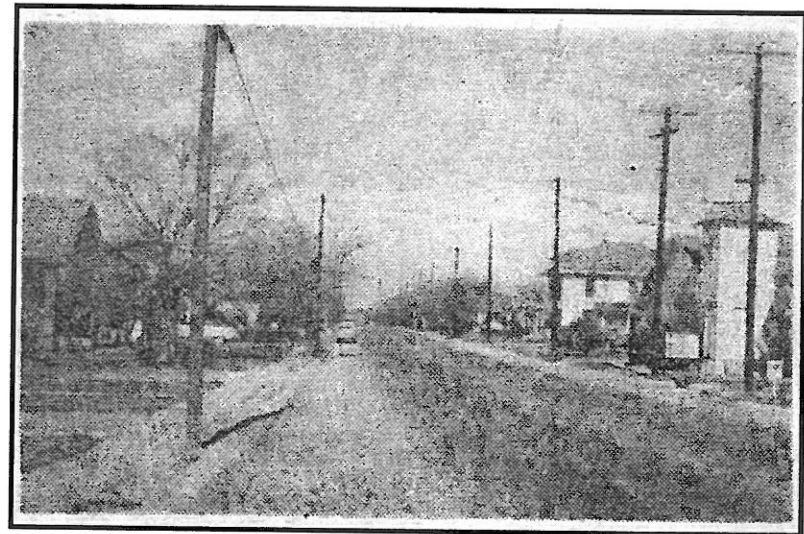
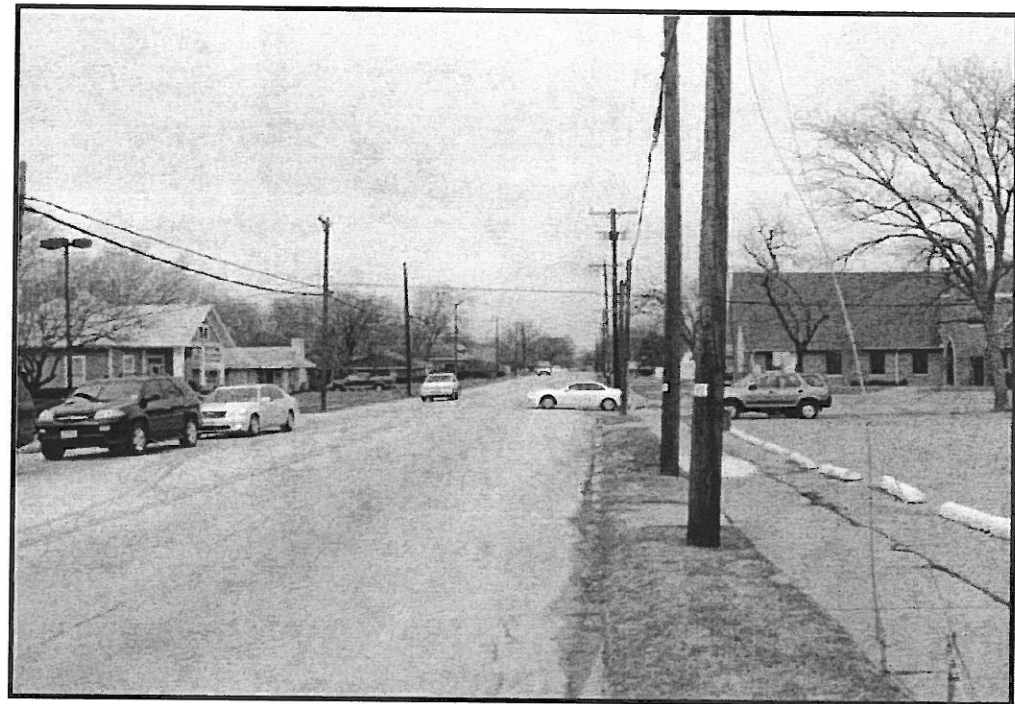


PHOTO TAKEN IN 1952

NORTH GOLIAD STREET HAS DEVELOPED
THROUGH THE YEARS IN A PATTERN THAT
MIRRORS ROCKWALL'S DEVELOPMENT

ROCKWALL'S NORTH GOLIAD STREET 2007

THIS PRESENTATION HIGHLIGHTS TEN OF THE PROPERTIES LOCATED IN PROPOSED THE NORTH GOLIAD HISTORIC DISTRICT. RESEARCH HAS BEEN COMPLETED ON 26 OF THE 42 PROPERTIES. A STRONG CONNECTION BETWEEN EARLY RESIDENTS WITH BUSINESSES LOCATED ON THE TOWN SQUARE AND CITY AND COUNTY GOVERNMENT HAS DEVELOPED.



BAILEY RESIDENCE

301 NORTH GOLIAD

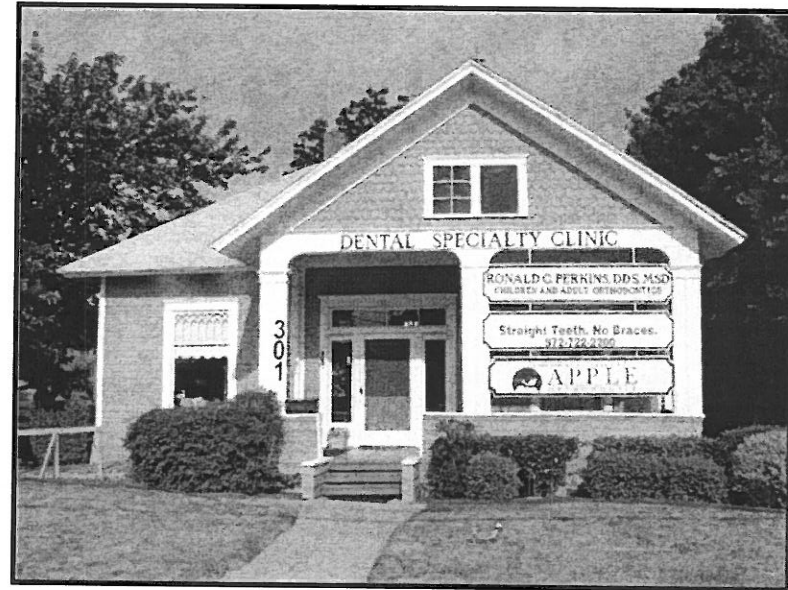
- # Lucy Estelle Curry and J. T. Bailey married in 1906, and the couple had four daughters. In 1909, J.H. Basham built the Bailey's residence on the Allen homestead. Mr. Bailey's father, T.W. Bailey was in the hardware business in Rockwall and the owner of the Bailey Hotel which burned in 1903. John, called Tite by his friends, was in the banking business; Lucy was the first woman to serve as Rockwall County Clerk from 1927-1935.



John Titus Bailey

Lucy Curry Bailey

301 NORTH GOLIAD - PAST AND PRESENT



THIS HISTORIC ROCKWALL HOME
IS A DENTAL OFFICE TODAY

CUNNINGHAM RESIDENCE

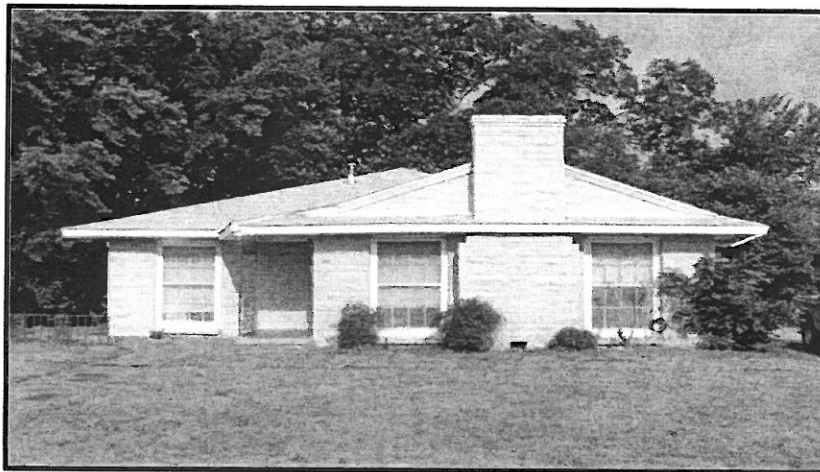
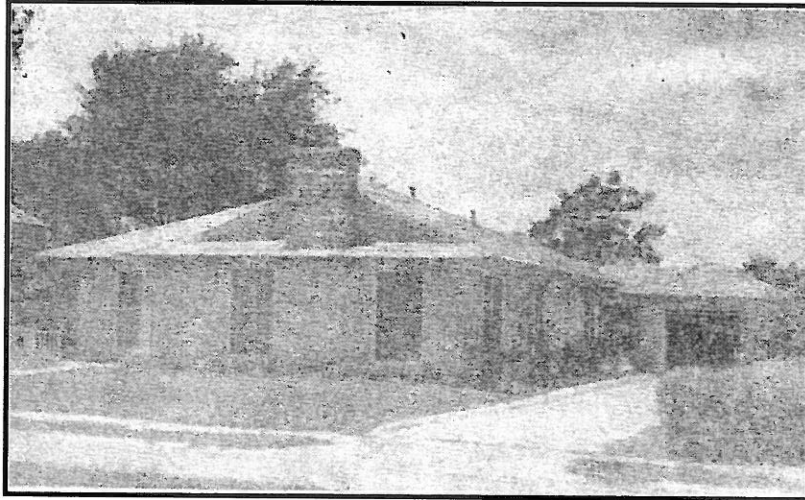
303 NORTH GOLIAD

- # Mr. and Mrs. Jack Cunningham operated Cunningham's Rexall Drug on the S.E. corner of the square. In 1954, there was a battle on the basketball court between Rockwall Rotarians and the Lions Club. Ralph Hall said there was a lot of competition between the Rotarians over who would make the starting lineup - Jack Cunningham was a front-runner for a top position. There is no written record of which team won!



CUNNINGHAM RESIDENCE

303 NORTH GOLIAD



The Cunningham's residence was also featured in The Rockwall Success as one of the fine new homes built after World War II. It is still used as a residence today.

KLUTTS RESIDENCE

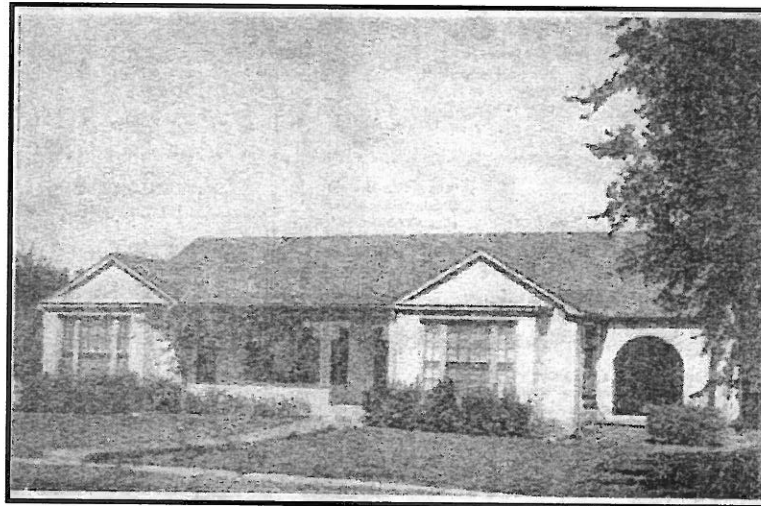
406 NORTH GOLIAD

- # Ben Klutts was born in Chisolm in 1912. He married Norma Edwards and the couple had one daughter, Betty. He operated a new automobile company in Rockwall, and served as Rockwall's mayor. From The Rockwall Success in 1951, "When a man serves in a thankless job without pay in the wholehearted manner in which B. A. Klutts serves as mayor of Rockwall, he almost automatically tags himself as an A-1 guy. Mayor Klutts' first order of business was to put the town on a solvent basis. He raised city taxes to end a deficit spending tendency in city government. In 1951 The Rockwall Success reported, "He has held for the economy of operation - which for government purposes, is a real freak in these bureaucratic times." He lived at 406 N. Goliad during his years as mayor.



KLUTTS RESIDENCE

406 NORTH GOLIAD



- # The Klutts home was featured in a one of a series of articles in The Rockwall Success about the fine new homes being built in Rockwall after World War II. The home is still unique and beautiful today!



BARNES RESIDENCE 502 NORTH GOLIAD

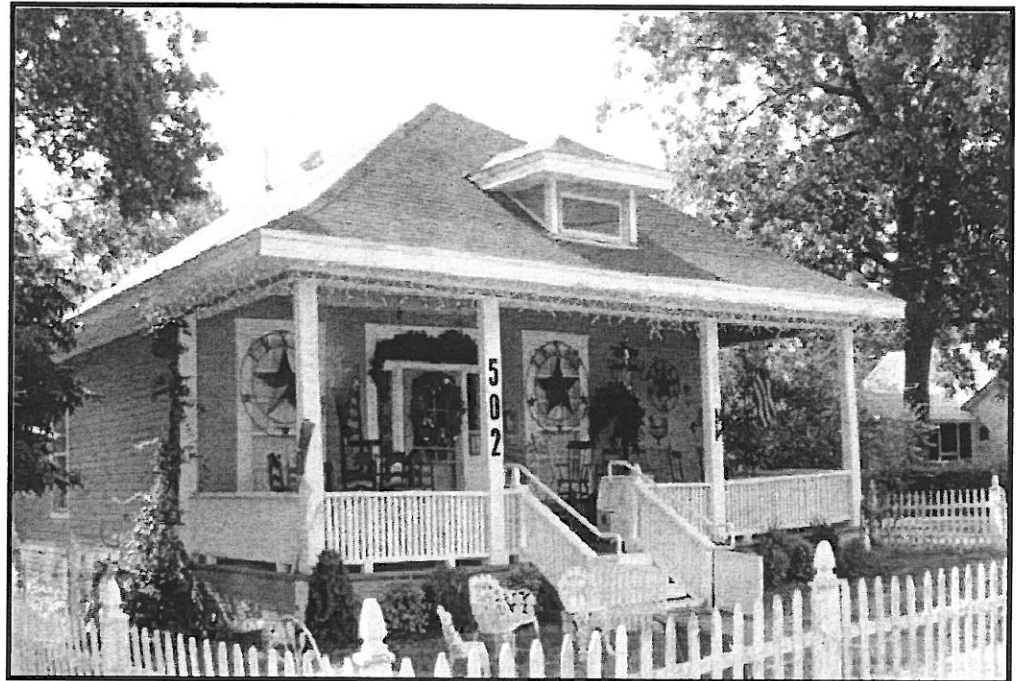
#

Hal Barnes & his wife Frances



BARNES RESIDENCE 502 NORTH GOLIAD

- # Frances C. Nash and Hal Barnes married in 1913; the couple had five children. Mr. Barnes father was a pioneer Rockwall physician, and named Hal after Dr. Hal Manson who was an early resident of the home that now is the Rockwall County Museum. As a young man, he was know for his athletic ability and served as shortstop on Rockwall's team. He worked in various retail positions on the square before being elected city secretary and city marshal. He was active in civic affairs and organizations. Mrs. Barnes became Rockwall County Librarian in 1949, shortly after the library was established in 1945.



McCLOUSKEY RESIDENCE 505 NORTH GOLIAD

- # Wade McCoulskey was a partner in the Bourn-McClouskey Hardware Company. He also served as a volunteer fireman. Wade, called Cut, is pictured in front of Rockwall's first modern fire truck, assembled in 1939. The cab-chassis was purchased at the Ford plant in Dallas. A fire pump and water tank were purchased and the truck was assembled at Benny Shaw's mechanic shop located on the square. Rockwall's first ambulance was also assembled there.



E.L. SMITH RESIDENCE 703 NORTH GOLIAD

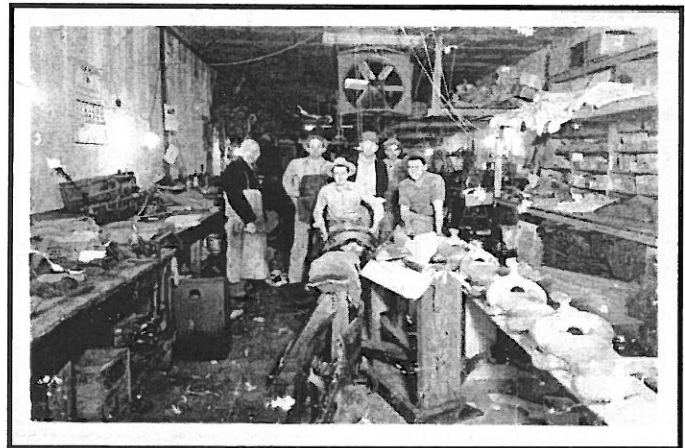
- # E L and his brother operated a short order café on the west side of the square. E L, called Legs, later began an auto repair shop at the corner of Kaufman and San Jacinto. He purchased the Ford dealership at the corner of Fannin and Rusk during the WWII era, occupying the building built by Dr. Paul Snow about 1916. Legs went into the service and his partner, Martin Young, operated the business. Legs returned and bought his partner's interest and operated the dealership until the late 1950s.



VAUGHT RESIDENCE

704 NORTH GOLIAD

- George and Marguerite Vaught were married for 57 years. George opened a small harness shop in the 1920s, and by the 1940s was known across the nation for his fine saddles and leather goods. His saddles are highly collectible today and can be found on Ebay. The tools use in his business and a saddle are on display at the Rockwall County Museum. Marguerite was the first female to serve and Rockwall County Auditor and served on the State Board of Realtors.



SPAFFORD RESIDENCE 902 NORTH GOLIAD

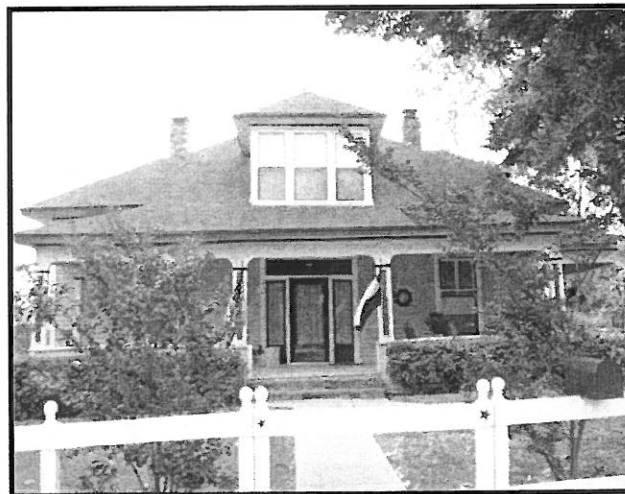
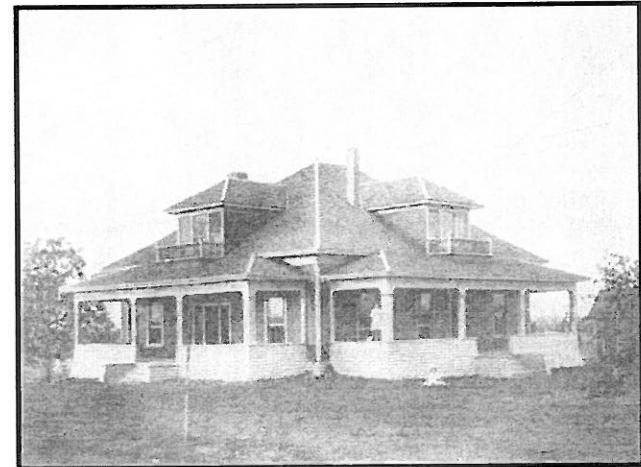


- # B. F. and Agnes Spafford were married in 1879 and built their home on N. Goliad in 1885. Mr. Spafford built the home himself from lumber shipped from Jefferson, TX. Second owners of the home were son Joe and his wife Christine. Joe and his brother Estell owned 13 acres of pasture where the Harris Heights subdivision is now located. Joe and Estell operated the City Meat Market on the square and animals were slaughtered at the pasture they owned, then north of town. Joe later operated a locker plant, grocery and meat market in the building that now houses Rockwall Office Supply/Texas Traditions. Wife Christine operated the grocery part of the business.

AUSTIN RESIDENCE

912 NORTH GOLIAD

- George and Mary Stacey, current owners of this showplace on North Goliad have applied for a state historical marker. Original owner, Mr. Austin was active in business enterprises in Rockwall for 65 years. He had a real estate business located on the north side of the square, and eventually moved into The Rockwall Success building, he continued to operate his real estate and abstract business until about 1938. He loved horses and always kept several on the approximately 10 acres adjacent to his North Goliad home.



CADE RESIDENCE

925 NORTH GOLIAD

- # James H. Cade was born in Rockwall in 1869. He married Dora Pharr in 1895; the wedding took place in Fate where they sat in a buggy during the ceremony. They built the two story house at 925 N. Goliad on 57 bois'd arc blocks for \$3,000. Their grandson Nathan Lee Cade later owned the property. James worked at a Rockwall bank for a short time, before going in to farming and raising livestock. He was a partner in meat market and icehouse called Cade, Bedingfield & Phillips. James is thought to have brought the first registered Longhorn cattle to Rockwall. He died in 1961.



TWO HOMES ONCE LOCATED ON SOUTH GOLIAD

ONE WAS LOST TO THE CITY OF ROCKWALL, AND IS NOW ON A RANCH IN KAUFMAN COUNTY.



THE OTHER WAS SAVED AND MOVED TO THE OLD TOWN ROCKWALL HISTORIC DISTRICT.



THE NORTH GOLIAD HISTORIC DISTRICT WILL HELP US KEEP OUR REMAINING HISTORIC TREASURES IN ROCKWALL.

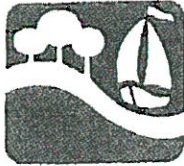
Brooks, Dorothy

From: Sherry Pittman [spittman@sbcglobal.net]
Sent: Wednesday, January 24, 2007 3:38 PM
To: Brooks, Dorothy
Cc: Bob Cotti; Mary Hanrahan
Subject: Feb. 5th Council Meeting

Hi Dorothy,

The Historic Preservation Advisory Board would like an appointment with the city council at their Feb. 5th meeting to discuss The North Goliad Historic District.

Thanks,
Sherry



**CITY OF ROCKWALL, TEXAS
MEMORANDUM**

2-5-07
City Council
REMANDED TO
P&Z/HPAB
by vote of 6-1 (McCallum
against)

TO: City Council
FROM: Robert LaCroix
DATE: January 24, 2007
SUBJECT: North Goliad Historic District

The Staff is bringing to an action item to the Council to discuss the proposed North Goliad Historic District. The Staff has included a copy of the proposed North Goliad Historic District Guidelines with your packets. On December 21, 2006, the Historic Preservation Advisory Board recommended approval of the creation of the North Goliad Historic District with the amended "Guidelines" by a vote of 6-0 and forwarded their recommendation to the Planning and Zoning Commission for their review and consideration. On January 9, 2007, the Planning and Zoning Commission recommended denial of the creation of the North Goliad Historic District and attached "Guidelines" by a vote of 7-0. Additionally, the Planning and Zoning Commission made recommendations to the City Council concerning the proposed Historic District and their alternative view of amending Planned Development No. 50 to address new development and the preservation of existing historic structures. At this point, Staff is requesting Council to review the proposals of both the Historic Preservation Advisory Board and the Planning and Zoning Commission to determine the direction the Council would want to proceed. If Council should consider proceeding with the creation of the proposed Historic District, staff will proceed with notifying those affected property owners and publishing the required notice for a public hearing. Due to the denial of the Planning Commission on this item, a three-quarter majority vote of the Council will be required for approval. We have included the staff report for this item along with other documents and memos to help Council members review and analyze the position of both the Historic Commission and the Planning Commission. Both Chairpersons from each respective board or commission will be in attendance to answers questions concerning this matter.

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 9/18/2006
APPLICANT: City of Rockwall
AGENDA ITEM: H2006-005; North Goliad Historic District

BACKGROUND INFORMATION:

In June of 2005, the City Council directed staff by a vote of 6-0 to work with the Historic Preservation Advisory Board in the creation of a North Goliad Historic District. Over the past year staff, the Historic Preservation Advisory Board and the HPAB subcommittee have worked on creating and finalizing the proposed guidelines for the District.

All the properties located within the proposed district are currently zoned PD-50 (Planned Development No. 50) or General Retail district. All the properties that are located along the east side of North Goliad are currently within the existing Old Town Rockwall Historic District and 925 North Goliad is a landmark property. The existing guidelines for the "Old Town Rockwall Historic District" are intended to be residential in nature and do not provide the applicant seeking a Certificate of Appropriateness or the Historic Preservation Advisory Board with the proper direction concerning this type of Historic district.

The North Goliad corridor is continuing to change from a single family area to a professional office district. Staff feels that as the properties convert to non-residential uses, the historic single-family character that identifies the North Goliad corridor should be preserved.

A North Goliad Historic District Town Hall meeting was held on August 3, with citizens, staff and three Board members. Staff sent a copy of the guidelines out to each property owner located within the District prior to the meeting. At the meeting, staff briefly explained the proposed guidelines and then took questions and comments from the audience. The following are a list of concerns raised by those property owners and citizens that were present:

1. Availability and expense of using historic materials instead of existing aluminum siding that many properties currently have.
2. Added step to an already bureaucratic permit process.
3. Concern of residents that still live on North Goliad about more properties converting to non-residential uses.
4. Allowing front-yard parking for non-residential uses.
5. Lower than adequate security lighting levels.
6. Expanding the uses allowed within PD-50 and relaxing the zoning restrictions.

Prior to the HPAB meeting on August 17, 2006 and prior to the P&Z and City Council public hearings for September 12th and September 18th, respectively, staff has sent notices to the property owners located within the proposed district as well as those located within 200' (161 notices overall). At the time of this report we have received seven (7) responses in favor and six (6) in opposition.

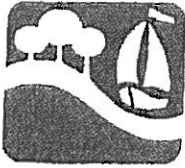
RECOMMENDATIONS:

Staff Recommends approval of the request.

- On August 17, 2006, the Historic Preservation Advisory Board recommended approval of the creation of the North Goliad Historic District with the attached "Guidelines" by a vote of 6-1 (Ross against).
- On September 12, 2006, the Planning and Zoning Commission referred the North Goliad Historic District and Design Guidelines back to the Historic Preservation Advisory Board by a vote of 6-0 (Jackson absent).
- On September 18, 2006, the City Council removed the item from the agenda by a vote of 7-0.
- On December 21, 2006, the Historic Preservation Advisory Board recommended approval of the creation of the North Goliad Historic District with the amended attached "Guidelines" by a vote of 6-0.
- On January 9, 2007, the Planning and Zoning Commission recommended denial of the creation of the North Goliad Historic District and the attached "Guidelines" by a vote of 7-0.
- Additionally, the Planning and Zoning Commission made the following recommendations to Council for their consideration:
 - That the east side of North Goliad Street be removed from the existing Historic District and as an alternative to an all inclusive historic district that consideration be given to landmarking those contributing properties worthy of preservation. These properties would then require Historic Board review and approval for any building alterations or changes. That PD-50 be amended to include detailed restrictions as to architecture of new construction. The Historic Board would act as the review committee for all new construction in the District and make recommendations to the Planning Commission. That restrictions be placed in the PD that would dictate the architectural style and character of any new construction and be in keeping with the historic character of the existing structures.

Time Line for North Goliad Historic District

Date	Action
8/17/06	HPAB Public Hearing (Recommended for Approval)
8/29/06	P&Z Work Session
9/12/06	P&Z Public Hearing (Remanded back to HPAB)
9/21/06	HPAB Discussion Item
10/10/06	P&Z Sub-Committee Formed
10/19/06	HPAB Discussion Item
11/16/06	HPAB Met With P&Z Sub-Committee (Discussion Item)
12/21/06	HPAB Action Item (Recommend Approval)



CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning & Zoning Commission and City Council

FROM: Robert LaCroix

DATE: January 4, 2007

SUBJECT: PD-50 Corridor District & Proposed North Goliad Historic District

The PD-50, Planned Development No. 50, Corridor District north of the downtown along SH 205 has been under going changes over the last several years both in the character of the existing building structures and the land use. The main cause of this continual change is the increase in traffic in both directions on the adjacent state highway. The city, itself, has rapidly grown from a small rural community where residential homes could comfortably coexist with a major highway to an almost intolerable daytime traffic flow that has created an unpleasant and unsafe condition for most of the residents along this portion of SH 205. As this traffic trend has evolved, it has been more difficult for property owners to continue to invest in their homes with the realization that their residential homes fronting onto SH 205 are no longer desired. When the City enacted a zoning change to PD-50 we already recognized the existence of older residential areas where larger houses could be converted from single-family residences to low-intensity office development providing professional, medical and other office services to adjacent neighborhoods. In 2004, when the previous zoning code was amended, it became evident that some existing zoning districts that were not utilized could be absorbed into other existing districts and thus reduce the total number districts within the City. The new Unified Development Code did away with the Office Zoning District and absorbed those uses into Residential Office (RO) District and General Retail (GR) District. The RO District was expanded to include such uses as assisted living facility/nursing home, library, art gallery or museum, hypnotist or psychic art, hair salon (with an SUP), massage therapist, restaurant with less than 2,000 sq. ft. and no drive thru or drive in (with an SUP), art, photography or music studio, group or community home and a halfway house (with an SUP) in addition to the existing professional and medical offices that were originally allowed in the district.

Over the last year, the City staff and the Historic Preservation Advisory Board have been developing strategies to protect the contributing historic structures along this corridor of which most structures are within PD-50. The Board has developed a proposed Historic District that encompasses all of PD-50 which exists on both sides of SH 205. The Historic Board forwarded their recommendation to the Planning Commission however, the Commission was not in agreement with the approach the Historic Board had taken in developing the new historic district and recommended that the Historic Board reconsider and revise their recommendation.

As this corridor has begun to develop it has become evident that this area should be an extension and a gateway/entrance into the downtown. The Planning Commission views that the inclusion of all the properties in the area into an historic district would be counter productive to economic, commercially driven, remodeling and new construction considerations, placing one more committee driven obstacle on the already difficult path to obtaining construction permits. Rather than redevelop an older run down property in this corridor, additional requirements and

review processes may serve to turn new development away from this area. Not only could this affect the PD-50 Corridor but it could also have a direct economic effect on the Downtown. To increase the economic vitality of the Downtown, it is the Staff feelings that the PD-50 area should develop into a transitional, linear group of office and business uses that feed into the Downtown area and in turn compliment each other. This would potentially increase the total business and service area for the Downtown and bring more customers to the general area seeking to use those additional businesses and services.

An alternative consideration to an all inclusive historic district would be to landmark those contributing properties worthy of preservation. These properties would then require Historic Board review and approval for any building alterations or changes. PD-50 could at that point be amended to include detailed restrictions as to architecture of new construction. The Historic Board could act as the review committee for all new construction in the District and make their recommendations to the Planning Commission. In this way, the historic character and style of new construction in the corridor could be controlled in keeping with the existing historic structures.

The intent of PD-50 has always been to provide opportunity to preserve those existing historic structures along North Goliad with additional land use options. However, this area has begun the transformation from a residential area to a business and office extension of the Downtown and to that end we should consider all the factors that will make this Corridor available for revitalization and redevelopment and strive for successful, high quality, sustainable businesses in the same manner as we are striving to improve the Downtown. Additionally, we should extend our efforts beyond the immediate Downtown District and expand our efforts to the Perimeter Zone that is indicated in the Downtown Plan.

11- Dec-06

To: Historic Preservation Advisory Board

From: P&Z Subcommittee on North Goliad historic district project

Robert,

The subcommittee of Planning and Zoning, consisting of Michael Lucas, Michael Hunter and Bill Bricker, have fully reviewed the latest version of the Design Review Guidelines written by Historic Preservation Advisory Boards. We have a multitude of comments concerning the document, which we viewed with an eye toward being a potential buyer of a property. This is the perspective from which most people will become involved with the guidelines.

In short there were three areas of concern. One, the document is quite long and has several points considered to be conflicting. Two, there appears to us to be areas of control that we feel are overkill for the HPAB and should be left out. Three, while the guideline does state that it accommodates growth and new construction, it is very unclear how that will be accomplished. The guideline discusses demolition without reference to how the approval process is considered. What are the criteria for allowing a demolition? In the discussion of new construction the guideline urges period architecture but the period of contributing homes is 1890's to 1950's roughly. What would an applicant use to determine what is acceptable?

Our subcommittee felt these items could be addressed and made clearer. And we were impressed with the detail and level of effort put into preparing the Design Review Guidelines. Unfortunately as they are written and the district is proposed to be structured we do not feel this plan would garner the support of the P&Z Commission.

The P&Z has repeatedly expressed a desire to see the North Goliad District develop in unison with the Uptown Rockwall development and for both to evolve in a cohesive and forward thinking fashion. The vitality of the City lies in these two districts and much new development is needed to achieve the goals of viable and economically driven revitalization of Rockwall's centrally located commercial and shopping districts.

Considering our primary roll in the organization of the City is planning for the future and zoning such that the plan is executable we feel that granting an historic district for the north Goliad area which includes all properties is counter to future plans. We discussed several alternatives to making the whole district historical, which would essentially give control of all the structures to the HPAB rather than P&Z where new construction more appropriately should be considered. We felt making the whole area historic could be a bottleneck to economic, commercially driven, remodeling and construction considerations, placing one more committee driven obstacle on the already difficult path to obtaining construction permits.

The subcommittee also felt it was overwhelming to take in all the structures. To this end we propose that the HPAB select the outstanding examples, capable of being maintained or restored in historic fashion given financial considerations and landmark these structures. Thus all the real "value" of the area will be preserved and the responsibility of the owners and the HPAB. The balance of the area should be zoned PD with detailed restrictions as to architecture of new construction. This could be done with a new PD, or with the existing PD and some changes to the restrictions. In either case it is felt the whole North Goliad district should be under one PD, and preferably a new district altogether to keep both side of Goliad with consistent guidelines with a PD. New buyers, current owners, and developers of the remaining structures not landmarked would then face only familiar steps and procedures to redevelopment in the area. We could have written into the PD that all the cases located within the PD would be given to the HPAB for review and their advice would then be provided P&Z prior to decisions being made. In this way the HPAB is involved on an advisory basis at a minimum with all the structures in the area.

We understand this is a departure from the HPAB's direction of taking all the area into the historic district. We feel that after review of the guidelines and gathering a better understanding of what this would mean to the future of the area that it would be better to be more selective of landmarked structures in the beginning rather than commit all structures to potentially cumbersome restrictions and guidelines.

Lastly, we question whether the new guidelines are necessary under our proposal. It would seem that the same guidelines used in Old Town would suffice and maintain consistency for historically landmarked structures. The future of the North Goliad area would be protected through more familiar PD requirements.

We would ask that these suggestions be given careful consideration by the HPAB and ask for their support in implementing these ideas. If we are in agreement staff could then be working toward properly constructed documents to reflect these suggestions.

DESIGN REVIEW GUIDELINES



FOR THE NORTH GOLIAD HISTORIC DISTRICT

**ROCKWALL, TEXAS
2006**

Prepared by:
The Rockwall Planning Department
The Rockwall Historic Preservation Advisory Board

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

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NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

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I. Vision Statement and Introduction

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

ABOUT THE GUIDELINES

The City of Rockwall recognized its first historic district in 2002 with the establishment of The Old Town Rockwall Historic District. In 2006, The North Goliad Historic District was added. The City of Rockwall recognizes each district as a special and unique place, to be protected as a community resource. Each district played an important role in the development of Rockwall. Many of our "founding mothers and fathers" built residences in Rockwall's historic districts. These historic areas are enjoyed by residents and visitors alike, and it is the intent of these guidelines to assure that they are protected for the present and preserved for the future.

Guidelines should be used when planning exterior changes to existing buildings or new construction within Rockwall's historic districts. They are written to encourage the preservation of the visual integrity of the districts. The guidelines are intended to identify the districts style, and to suggest choices to help property owners design new construction and renovation to preserve the historic integrity and value of their properties.

ACKNOWLEDGEMENTS

ROCKWALL PLANNING DEPARTMENT

Robert LaCroix, Director of Planning
Chris Spencer, City Planner & Leslie Ryan, Planning Technician

ROCKWALL HISTORIC PRESERVATION ADVISORY BOARD

Sherry Pittman, Chairman	Ross Ramsay, Vice-chairman
Marge Holcomb	Mary Hanrahan
Mark Russo	Lynn Davis
Jason Potts	Bob Cotti City Council Liaison

Vision Statement

We envision A Rockwall that retains and builds upon its charming Texas small town ambience, as expressed in its historic architecture, its Old Town Square, its tree lined streets and its traditional neighborhoods. And that welcomes and accommodates growth and change in a manner that builds upon our distinctive sense of place, the wise use of our community resources, our community spirit and quality of life.

-Excerpt from Home Town 2000 Plan

THE NORTH GOLIAD DISTRICT BACKGROUND INFORMATION

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

This distinct style of living described in our vision statement can trace its roots all the way back to the early 1850's when the first pioneer settlers came to the area. In 1854, the city was founded and over the next several decades the economy steadily grew and the citizens prospered. The Missouri, Kansas and Texas Railroad was built through Rockwall County in 1886, making the city of Rockwall a major shipping point for the area's main cash crop—cotton. Improved transportation, the construction of multiple cotton gins and the fertile blackland soil combined to keep Rockwall's economy booming well into the 1920's.

By 1917 the East Fork Levee District was developed, creating rich new farm land. At the time, Rockwall found itself with unprecedented prosperity. Land and cotton prices soared and local businesses grew rich. It was during these decades that well-off shopkeepers, businessmen, and politicians began to build beautiful homes with unique architectural elements that reflected their wealth. While many farmers remained in the rural areas, some who had done particularly well moved to town for a more genteel lifestyle. They, too, built homes that reflected their new social position. By the late twenties, cotton prices had started to decline and this, coupled with the arrival of the Great Depression, marked an abrupt end to decades of prosperity.

Today, some of the remnants and reminders of those prosperous decades lie within the North Goliad Historic District, a broad tree-lined residential street located to the north of the town square. Goliad Street (SH205) has historical significance as a major entrance from the north into Rockwall, and the District contains 42 structures and numerous outbuildings that exemplify a wide variety of significant architectural styles. Many of these structures were built between 1890 and 1920 when Rockwall experienced unprecedented growth. Today, as Rockwall grows at an even faster pace, it is essential to retain these structures as a perfect snapshot of Rockwall's hometown history.

In 2006, with rapid growth in the Rockwall area, The Texas Department of Transportation is proposing roadway improvements to Goliad Street (SH 205) to meet increased transportation needs. Demand for office and retail space in the downtown area has spurred zoning changes from residential to residential office to accommodate businesses locating on North Goliad. The guidelines developed for The North Goliad Historic District serves to stimulate investment in both residential and commercial uses for the district while preserving the integrity of North Goliad through required review of exterior design and signage. Restoration of historic structures is encouraged with tax incentives and design guidelines to ensure that new construction complements existing structures.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

PRESERVATION THEORY

Citizens accept a stewardship responsibility when owning property within a historic district, or a City Landmark. Property owners enjoy the advantage of increased economic values and protection from unwanted and threatening development. Yet, as stewards of such important buildings, owners share a responsibility for helping maintain the distinctive qualities of their unique historic district.

This can be done by:

1. Making regular exterior inspections of your properties to determine if repairs are needed.
2. Repair rather than replace. Many times only a small part of a building element is worn out. For example – replace only a window sash, saving the original window. If an item must be replaced, replace with like materials.
3. Respect the original design character of the building – analyze the building to determine which elements are essential to its character. Don't try to make a building look older or younger in style than it really is. Adding 'historic' details that were not in fact used on the property, or "modernizing" a building are equally damaging to the original character of the historic buildings.
4. New uses that require the least change to existing structures are encouraged. Every reasonable effort should be made to provide a use for the building that will require minimal alterations to the building and its site.

HOW THE REVIEW PROCESS WORKS

In 1991, the City Council established the Historic Preservation Advisory Board (HPAB) to serve as an advisory board to the City Council and to administer Rockwall's historic preservation program. The (HPAB) is comprised of seven members appointed by the City Council and charged with maintaining the architectural and historic integrity of Rockwall's Historic Districts. The HPAB uses the Historic District Guidelines as the basis for review of proposed projects. The Historic District Guidelines are an adopted part of the city's Unified Development Code Ordinance 04-38, and relate only to the exterior appearance and the siting of structures on a property. The guidelines are available to the public as a guide for the renovation of existing structures and/or new construction projects.

The board was also given the responsibility to review all building permits, new construction and exterior changes to structures within historic districts and to designated City Landmarks. Minor alterations which include repairs of roofs, foundation, etc. with no change of material can be approved by city staff, but major alterations such as changes to the existing exterior, additions, new construction or demolitions and relocations require a Certificate of Appropriateness and are reviewed by the Historic Preservation Advisory Board at their monthly meetings. Following the review, a Certificate of Appropriateness will be approved or denied. Meetings are held on the Third Thursday of each month at 6:30 p.m. and applications must be submitted at least eleven (11) days in advance.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Certificate of Appropriateness perspective applicants are encouraged to always meet with staff prior to submission of an application. Perspective applicants are also encouraged to request a formal appointment with the Board at the regularly scheduled monthly meeting.

The following activities may be done without further review:

- Repainting
- Interior changes
- In-kind maintenance

Additionally, there may be sections of the City's Building Code that apply to the project. In no way should these guidelines be considered a substitute Code, nor does a structure's presence within the districts absolve the owner from compliance with city codes. **BUILDING PERMITS MUST BE OBTAINED!**

OTHER APPLICABLE ORDINANCES AND REGULATIONS

The following City of Rockwall ordinances may also apply. Please contact the Planning Department for more information.

Unified Development Code (UDC):

The UDC defines things such as setbacks, height and outlines specific uses for various properties located with the City depending on their zoning.

Landscape Ordinance:

The Landscape Ordinance provides for standards and maintenance of landscaping types and arrangement for all non-single family zoned properties including the Residential Office (R-O) zoning district.

Building Code:

All non-residential properties (including those located in PD-50) must comply with the Adopted Building Code for the City of Rockwall. A permit from the Building Inspection and Engineering departments may be required.

Tree Preservation Ordinance

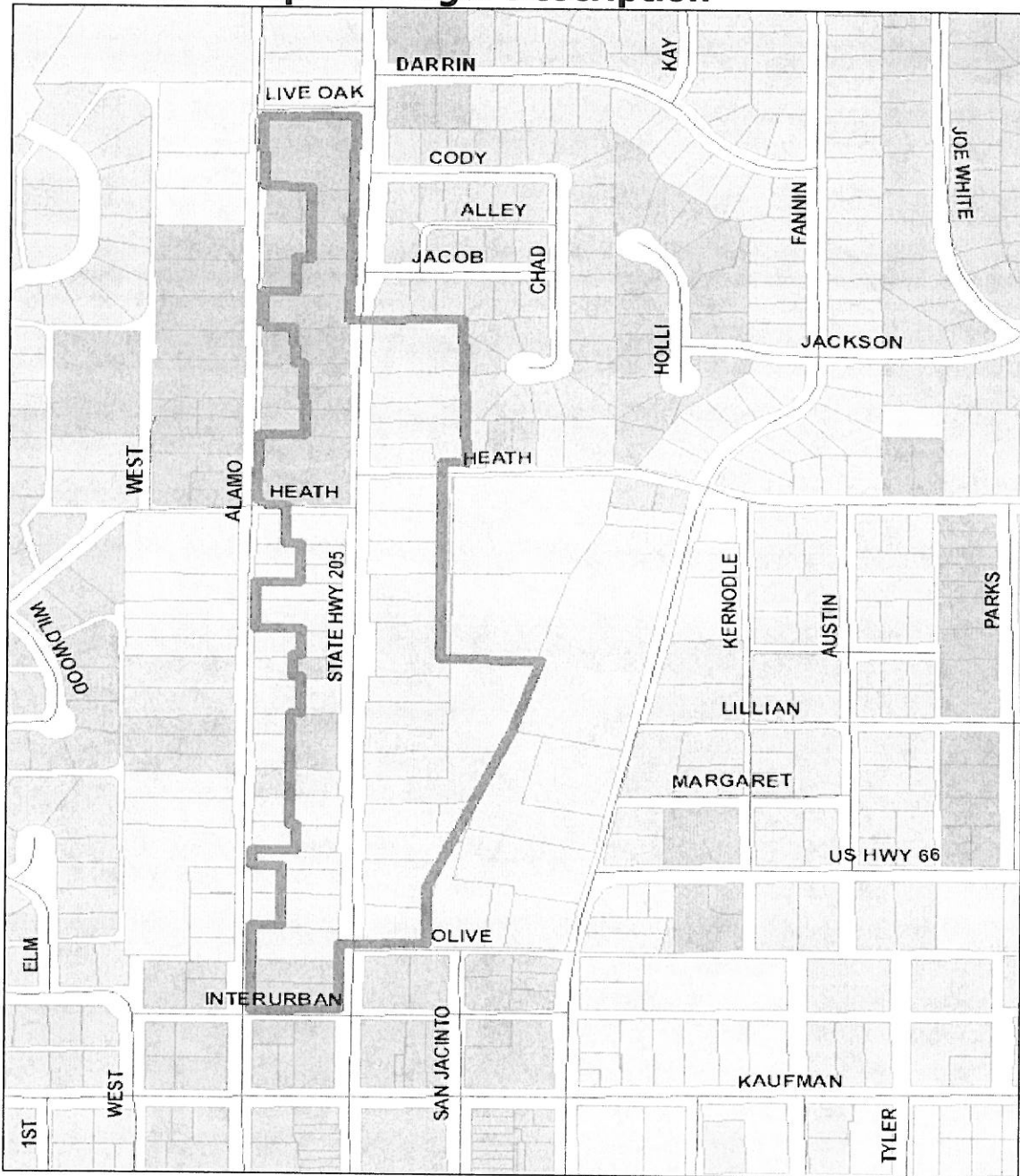
The Tree Preservation Ordinance provides for standards for removal and preservation of existing trees for all non-single family zoned properties including the Residential Office (R-O) zoning district.

Historic Maintenance Guide

The Historic Maintenance Guide provides homeowners insights in caring for a historic home and property.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

II. Map and Legal Description



Legend

— ROADS

North Goliad Historic District

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

III. SIGNIFICANT HOUSING STYLES BUILT IN THE NORTH GOLIAD HISTORIC DISTRICT FROM THE 1850s- 1950s

VICTORIAN TRANSITIONAL (1890-1920)



Identifying Features

- One- or two-story wood frame construction with wood siding
- Roof lines were often a combination of gables and hips, with dormers added and decorative treatments in the gable ends
- Window styles varied from simple one over one panes to multi-pane decorative styles
- Single Front entrance doors had sidelights and sometimes transoms

The Victorian Transitional homes built in Rockwall were reminiscent of the Queen Anne and Italianate Victorian styles, but less ornamentation was added. They often incorporated features from the Craftsman Bungalow and Prairies styles.

FOLK VICTORIAN (1870-1910)



Identifying Features

- One- or two-story wood frame construction with clapboard siding
- Gabled roofs originally had wood shingles and the exterior wall siding continued into the gable ends
- Cornice lines and porches are the areas where Victorian details were most often added
- Porch supports are commonly either Queen Anne type turned spindles or square posts

Folk Victorian homes were a variation of the earlier National Folk Style. Industrialization and expansion of the railroads made mill-sawn lumber, mass produced windows and doors and Victorian embellishments available to add decorative detail to the more basic National Folk houses. Many Folk Victorian homes in Rockwall were built with an L-shaped floor plan.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

CRAFTSMAN BUNGALOW (1905-1930)



Identifying Features

- Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang
- Wood siding with decorative elements expressing structural consideration - roof rafters were often exposed; decorative beams or braces were commonly added under gables
- Ample porches with roofs that are supported by square and often tapered columns; columns or pedestals on which they sat frequently extend to ground level.
- Grouped windows often had decorative panes

Craftsman Bungalows evolved from The Arts & Crafts movement that began in England as a protest against the fussiness of Victorian architecture. The movement received enthusiastic support from forward thinking young American architects. The bungalow was the most popular house style in America from the turn of the century until the depression years.

COTTAGE WITH COLONIAL REVIVAL INFLUENCE (1935-1950)



Identifying Features

- Low-pitched, gabled roof with little overhang
- Clapboard siding extending into the gable ends
- Colonial Revival features include multi-pane, shuttered wood windows – 8/8 light and 12/12 light are found on North Goliad Street
- Plain exterior end chimneys were common

Post depression and World War II houses reflected the austere times that had preceded their construction with minimal ornamentation added. Many simple one story cottages were built on North Goliad Street during these years with Colonial Revival detailing.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

IV. DESIGN GUIDELINES FOR EXISTING BUILDINGS

Goal: *The historical appearance of the building should be retained. When considering remodeling, renovations, or extensions/additions to existing properties, collection and review of historic documentation photos, etc. will help determine what is appropriate for the building.*

GUIDELINES FOR EXTERIOR FAÇADE AND ARCHITECTURAL DETAILS

Goal: *The exterior materials used and architectural details define the character of historic buildings. Maintenance, repair and preservation of the originals are strongly encouraged. Replacement should duplicate the original as closely as possible.*

- 1 Retain and preserve the original shape, form, height, materials, and details of historic walls.
- 2 Retain and preserve all architectural features that are character-defining elements of exterior walls, such as bays, cornices, storefronts, arches, quoins, cornerboards, and brackets.
- 3 Retain and preserve historic wall materials whenever possible. If replacement is necessary, use new materials that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.
- 4 If replacement of a wall element or detail is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture, and detail.
- 5 Locate new vents and mechanical connections through historic walls on non-character-defining walls or inconspicuously on side or rear walls where they will not be visible from the street.
- 6 It is not appropriate to apply paint or other coatings to unpainted wall material that was historically not coated.
- 7 It is not appropriate to introduce new wall features, such as vents, bays, and door or window openings, if they would diminish the original design of the wall or damage historic wall materials.
- 8 It is not appropriate to replace or cover wooden siding or trim with a substitute cladding material such as aluminum siding, vinyl siding, or brick veneer.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

GUIDELINES FOR ROOF MAINTENANCE, REPAIR OR REPLACEMENT

Goal: Roof features contribute significantly to the historic character of buildings. The historical shape, overhang and character-defining elements, such as chimneys and dormers, should be preserved. The original roofing material should be duplicated as closely as possible when replacement is necessary.

- 1 Retain and preserve the original shape, line, pitch, and overhang of historic roofs.
- 2 Retain and preserve all architectural features that are character-defining elements of the roof, such as cupolas, chimneys, dormers, and turrets.
- 3 Substitute material for current historic material only when historic material is not available or feasible (requires C of A).
- 4 Locate roof ventilators, antennas, and solar collectors on non-character-defining roofs or inconspicuously on rear slopes where they will not be visible from the street. It is not appropriate to locate them on front or street elevations.
- 5 Install low-profile ridge vents if they are desired, provided that they do not diminish the original design of the roof or destroy historic roofing materials and details.
- 6 It is not appropriate to paint or apply coatings to roofing material that was historically not coated.
- 7 Generally, it is not appropriate to replace concealed, or built-in, gutters with exposed gutters.
- 8 Roof features, such as skylights, vents and dormers may not be added if they alter a façade visible from the street.
- 9 If new gutters and downspouts are necessary, install them so that no architectural features are damaged or lost.
- 10 Coat replacement gutters and downspouts with paint or a baked-enamel finish in a color appropriate to the color of the house, unless they are made of copper.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR WINDOWS, DOORS AND AWNINGS

Goal: *Original windows and doors are significant character-defining details that help identify the age of historic buildings. They should be maintained and preserved. When replacement becomes necessary, the original should be duplicated as closely as possible and the opening size unchanged.*

- 1 Retain and preserve original windows and doors.
- 2 Retain and preserve openings and details of windows and doors, such as trim, sash, glass, lintels, sills, thresholds, shutters, and hardware.
- 3 If replacement of a window or door element is necessary, replace only the deteriorated element to match the original in size, scale, proportion, pane or panel division, material, and detail.
- 4 Construct replacement shutters of wood, size them to window openings, and mount them so that they are operable. It is not appropriate to introduce window shutters where no evidence of earlier shutters exists.
- 5 When adding storm windows to a contributing building in the district interior storm windows should be used. When existing storm windows are replaced on a property ones that are coated with paint or baked-enamel finish in an appropriate color should be selected.
- 6 Select wooden storm or screen doors that are stained in a natural wood color or painted to match the building or the trim. Incorporate full glazed panels in storm doors to maximize the view of the existing door. Install storm or screen doors so that the existing door and frame are not damaged or obscured. Metal storm or screen doors are not appropriate.
- 7 If fabric awnings are historically appropriate, install them in porch, door, or window openings so that architectural features are not concealed and historic materials not damaged. Select colors appropriate to the color of the building.
- 8 It is not appropriate to install aluminum awnings over porch, door, or window openings.
- 9 It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit in size, material, and design. Snap-in muntins are not appropriate replacements for true divided-light window panes.
- 10 It is not appropriate to replace transparent glazing in windows or doors with tinted glazing.
- 11 Generally, it is not appropriate to paint transparent or translucent glazing.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- 12** It is not appropriate to fill in existing window or door openings if it would diminish the historic character of the building. It is not appropriate to replace or cover glazing with plywood.
- 13** It is not appropriate to introduce new windows or doors if they would diminish the original design of the building or damage historic materials and features. Keep new windows and doors compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and details.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR PORCHES

Goal: Porches are often primary features of historic buildings contributing significantly to their character. The original porch should be maintained and preserved. Replacement of features should match the original. Every effort should be made to document original configuration of an existing porch when reconstructing a missing porch.

- 1 Retain and preserve historic porches, entrances, and balconies.
- 2 Retain and preserve all architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, rails, steps, brackets, soffits, and trim.
- 3 Retain and preserve historic porch and balcony material, such as flooring, ceiling board, lattice, and trim, whenever possible. If replacement is necessary, use new material that matches the historic material in composition, dimension, shape, color, pattern, and texture.
- 4 If replacement of a porch element or detail is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture, and detail.
- 5 If a historic porch, entrance, or balcony is completely missing, replace it with either a reconstruction based on accurate documentation or a new design compatible with the historic character of the building in height, proportion, roof shape, material, texture, scale, detail, and color.
- 6 When introducing reversible features to assist people with disabilities, take care that the original design of the porch or the entrance is not diminished and historic materials or features are not damaged.
- 7 It is not appropriate to enclose front porches or balconies.
- 8 Enclosure of side or rear porches and balconies is discouraged. If enclosure of a side or rear porch is required for a new use, design the enclosure so that the historic character and features of the porch are preserved.
- 9 It is not appropriate to add elements or details to a porch or an entrance in an attempt to create a false historical appearance.
- 10 It is not appropriate to replace wooden porch floors or steps with concrete or brick ones.
- 11 It is not appropriate to add new porches, entrances, or balconies to primary elevations where none previously existed.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR DECKS

Goal: To insure that decks added to historic structures do not compromise the historic buildings character or damage significant features.

- 1 Contemporary decks are popular substitutes for more traditional patios and terraces. Compatible decks can be acceptable additions to historic buildings if they are located in inconspicuous locations and screened from public view. As with other additions, it is important not to compromise a building's historic character or damage significant features and materials through the introduction of a deck. It is also important to design decks so that they can be removed in the future without significant damage to the historic building.
- 2 The compatibility of the materials, the details, the scale, and the color of proposed decks with the existing building will be evaluated. The design of the deck's railing and the screening of its framing are both opportunities to tie the deck visually to the historic building.
- 3 Locate decks in inconspicuous areas, usually on the rear or least character-defining elevation of the historic building.
- 4 Screen decks from public view.
- 5 Design decks to be compatible in material, color, and detail with the historic building.
- 6 Design deck railings to be compatible in material, color, scale, and detail with the historic building.
- 7 Construct decks so that they can be removed in the future without damaging the historic structure.
- 8 Construct decks so that there is the least possible loss of historic fabric. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.
- 9 It is not appropriate to remove significant features or elements of a historic building, such as a porch, to construct a deck.
- 10 Paint or stain decks in colors compatible with the color of the historic building.
- 11 Generally, align the height of the deck with the floor level of the historic building. If applicable, install compatible skirt boards and, where appropriate, lattice panels to screen deck framing.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR MASONRY

Goal: *Masonry walls or foundations should be maintained and preserved. Chimneys are the most common and character-defining masonry feature in the district and should be maintained and preserved.*

- 1 Retain and preserve original masonry walls, foundations, and roofs.
- 2 Retain and preserve all masonry construction features that are character-defining elements of historic buildings, including chimneys, arches, quoins, cornices, and pediments.
- 3 Retain and preserve historic masonry materials whenever possible. If replacement is necessary, use new materials that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.
- 4 It is not appropriate to apply paint or other coatings to unpainted masonry elements that were historically not coated.
- 5 It is not appropriate to apply non-traditional masonry coatings such as waterproofing and water repellents to masonry as a substitute for repointing or repair. Use such coatings only if masonry repairs have failed to eliminate water-penetration problems.
- 6 Paint previously painted masonry elements in dark colors that best reflect the color of the masonry material.
- 7 Removal of paint from masonry surfaces is not recommended unless the brick is of high quality and was intended to be exposed. Undertake removal only with a chemical paint remover specifically formulated for masonry. Always test the remover on an inconspicuous area or a test panel first.
- 8 It is not appropriate to use high-pressure cleaning methods such as sandblasting and waterblasting on historic masonry surfaces. Such cleaning techniques permanently damage the masonry surface and accelerate deterioration.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR PRESERVING SECONDARY BUILDINGS

Goal: *Secondary buildings include garages, carriage houses, barns, sheds and storage buildings. Because secondary buildings help interpret how an entire lot was used historically, preservation is highly encouraged*

- 1 When preserving a historic secondary building, respect its character-defining features such as primary materials, roof materials, roof form, historic windows, historic doors and architectural details.
- 2 Avoid when possible moving a historic secondary building from its original location.
- 3 If an existing secondary building is beyond repair, then replacing it in-kind is encouraged. An exact reconstruction of the accessory structure is not necessary. The replacement should be compatible with the overall character of the historic structure, while accommodating new uses.

DESIGN GUIDELINES FOR PAINT

Goal: *Proper preparation and application of paint is critical in preserving historic exterior wood. Original material should be maintained and protected. Paint colors selected should be appropriate to the style of the building. Previously unpainted surfaces should not be painted.*

- 1 Protect original building material that was painted by maintaining a sound paint film.
- 2 It is not appropriate to paint unpainted brick and stone, or to paint copper and bronze.
- 3 Coat exterior storm windows with paint or a baked-enamel finish in a color appropriate to the color of the house, usually the same color as the window sash or trim.
- 4 It is not appropriate to apply paint or other coatings to unpainted wall material that was historically not coated.
- 5 It is not appropriate to apply paint or other coatings to unpainted foundations that were historically not coated.
- 6 Select paint colors that are appropriate to the historic building and district.
- 7 Wood surfaces must be painted and/or stained.
- 8 Masonry surfaces must be left unpainted. This protects the masonry and allows it to breathe.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR ADDITIONS TO EXISTING BUILDINGS

Goal: *Introduce additions that are compatible with the historic building and that do not compromise the building's historic character or destroy significant features.*

The introduction of additions compatible with a historic building in the district is acceptable if the addition does not visually overpower the original building, compromise its historic character, or destroy any significant features and materials. By placing additions on inconspicuous elevations and limiting their size and height, the integrity of the original building can be maintained. Additions should be designed so that they can be removed in the future without significant damage to the historic building or loss of historic materials.

The compatibility of proposed additions with a historic building will be reviewed in terms of the mass, scale, materials, color, roof form, proportion and spacing of windows and doors. Additions should echo the style of the original structure, but it is important to differentiate the addition from the original building so that the original form is not lost.

- 1 Construct additions so that there is the least possible loss of historic materials. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.
- 2 Limit the size and the scale of additions so that they do not visually overpower historic buildings.
- 3 Locate additions as inconspicuously as possible, on the rear or least character-defining elevation of historic buildings.
- 4 Design additions so that they are differentiated from the historic building. It is not appropriate to duplicate the form, the material, the style, and the detail of the historic building so closely that the integrity of the original building is lost or compromised.
- 5 Design additions so that they are compatible with the historic building in mass, materials, color, and proportion and spacing of windows and doors.
- 6 For the predominant material of the addition, select a historic material that is compatible with the historic materials of the original building.
- 7 Design the roof form to be compatible with the historic building and consistent with contributing roof forms in the historic district.
- 8 Design the foundation height and the eave lines of additions generally to align with those of the historic building.
- 9 Design additions so that they can be removed in the future without damaging the historic building.
- 10 It is not appropriate to construct an addition that is taller than the original building.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR SITE DETAILS

Front Yard Fences, Parking, Driveways & Lighting

Goal: *Fences, driveways, parking areas and lighting should be designed to preserve the historic streetscape and the residential appearance of the property. Lighting should not pollute adjacent properties.*

- 1 Maintain any existing wooden picket fence.
- 2 All front yard fences located within the district should be wooden picket.
- 3 The new design should be compatible with the architectural style of the building and the new fence must be painted.
- 4 The installation of front yard fences shall not require Historic Preservation Advisory Board approval if they comply with the *Design Standards* and do not exceed 42" in height. All front yard fences require approval from the City Council prior to issuance of a building permit by the Building Inspection Department.
- 5 Synthetic fencing materials, including but not limited to PVC and/or vinyl, may be reviewed on a case-by-case basis by the Historic Preservation Advisory Board.
- 6 Locate off-street parking to the rear of the property.
- 7 New circular drives in front yards are not permitted.
- 8 Paving the front yard for parking is not permitted.
- 9 Fixtures original to the dwelling should be preserved and maintained. Historic fixtures can be reconditioned and rewired.
- 10 Lighting must be designed to cast light on the intended objects and shielded from areas beyond that intent so that the eyes of drivers, pedestrians, or neighbors are not blinded.
- 11 Fixtures introduced to the exterior of a structure should be compatible with the style, scale and period of the structure, based on traditional designs.
- 12 Mount new fixtures on porch ceilings or adjacent to entrances.
- 13 Inset ceiling lights that spread soft light over your porch entrance are permitted.
- 14 If freestanding fixtures are installed, they should be compatible with the character and scale of the building.

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- 15** Security lighting, such as flood lights, should be mounted on rear or sides of structures rather than on front.
- 16** Security, accent and other lighting should be kept small, simple in design, and their number kept to a minimum. The light source must be concealed from view from the street.
- 17** Parking lot lighting shall be limited to decorative antique style pole lighting. All lighting shall have a maximum height of 12 feet.
- 18** All lighting shall be contained on site with no spill onto adjacent properties.
- 19** All lighting should be of an incandescent style.
- 20** The use of vapor or sodium lighting is not permitted.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

V. GUIDELINES FOR RELOCATION, DEMOLITION, & DEMOLITION BY NEGLECT

Goal: Preservation is the primary goal of the NGHD Guidelines and therefore Relocation is the preferred alternative of the Historic Preservation Advisory Board.

DEMOLITION OF BUILDINGS

- 1 Work with the Historic Preservation Advisory Board to seek alternatives to demolition.
 - A Certificate of Appropriateness is required for demolition of a contributing building either primary or secondary.
- 2 If all alternatives have been exhausted, follow these guidelines for demolition:
 - Make a permanent record of a significant structure before demolition. The record shall consist of photographs and other documents, such as drawings, that describe the architectural character and the special features of the building. The board determines on a case-by-case basis the precise documentation of a specific building that is required and the person who is responsible for producing that documentation. The documentation must be submitted for review by the board before the demolition. The record is retained by the City of Rockwall.
 - Identify salvageable materials and potential buyers of recipients of salvaged materials. The removal of all salvageable building materials before demolition is encouraged, and may be required depending on the significance of the building.
 - Plant the site or appropriately maintain it until it is reused. If the site is to remain vacant for over one year, it should be improved to reflect an appearance consistent with other open areas in the district.

RELOCATION OF BUILDINGS

- 1 Document original site conditions before moving the structure. Use photographs and other written or graphic items such as site plans to record the original setting.
- 2 If a structure is moved to a site within the historic district—
 - Assess the architectural compatibility of the relocated structure with adjacent buildings according to the guidelines for new construction.
 - Review the proposed sitting, setback, landscaping, and other site-specific treatments according to pertinent guidelines.
 - Ensure that the relocation will not damage existing historic buildings or the character of the district.

DEMOLITION-BY-NEGLECT

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Although the Property Maintenance Code should prevent this situation from occurring in the future, there may be some properties to which this section could apply.

- Demolition-by-neglect is the absence of maintenance of any structure that results in the deterioration and threatens the preservation of the structure.
- The demolition-by-neglect procedure serves as a mechanism that allows the City Staff and the Historic Preservation Advisory Board to work with property owners to encourage maintenance and stabilization of the structure and identify possible resources available before any enforcement is taken.
- Any interested party may request that the Historic Preservation Officer or appropriate City investigate whether a property is being "demolished-by-neglect".
- Following the investigation a report will be made detailing the issues and a determination made whether to follow steps required to secure a "Certificate of Appropriateness" or to follow the procedure under the Property Maintenance Code.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

VI. DESIGN GUIDELINES FOR NEW CONSTRUCTION

GENERAL CONSIDERATIONS

Goals: *New construction in the historic district is encouraged if the proposed design and site plan are compatible with the district's character. The guiding principle for new construction is that it should recall historic themes, style, scale and detailing without exactly duplicating.*

Historic neighborhoods have an established sense of scale and atmosphere. This is achieved through the repetitious nature of structures similar in height, massing, setting, etc. These neighborhoods may also have a pedestrian orientation, which is emphasized by front porches, uniform setbacks, and clearly visible facades. Inserting a new building into a historic district takes careful planning, so the new construction can reinforce and respect the architectural integrity and distinct characteristics of the district. The height, proportion, roof shape, materials, texture, scale, details, and color of the proposed building must be compatible with existing historic buildings in the district.

Since construction in the historic district has taken place continuously, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New construction in the North Goliad Historic District should recall historic themes, style, scale and detailing. Moving buildings from this period onto vacant space within the district will normally be preferred to new construction. An older structure that is moved in may be similar enough in design to existing buildings to be considered a contributing structure within the district.

Look at the siting, and mass of the other buildings in the neighborhood. Notice setbacks heights, parking arrangements and building shapes. Observe the building forms and materials of surrounding contributing buildings, in the district. Be aware of the elements that are repeated nearby, such as certain roof pitches, window shapes, siding and window trim which have traditionally been used.

- 1 These guidelines apply only to the exteriors of buildings and to areas of lots visible from the public right-of-way or as required in any planned unit development.
- 2 The public facades (front and street-related elevations) of the proposals for new buildings will be reviewed.
- 3 Continuity of the mass, scale and form of buildings gives a street and a neighborhood a sense of consistency and human friendliness. New properties should be consistent with existing historic houses along the street in terms of height, scale, mass, form, rhythm and other design characteristics of existing houses, both on the same and on opposite sides of the street. The dominance of that pattern and rhythm of design characteristic must be respected and not disrupted. Predominant weight should be given to compatibility with existing historic houses. Interpretations of the Guidelines should allow for innovative and unique architectural designs so long as they are compatible with the District's historic character.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

4 All new construction located within the North Goliad District shall be designed with heavy influence from one of the following architectural styles found in the district:

- Victorian Transitional
- Folk Victorian
- Cottage with Colonial Revival Influence
- Craftsman Bungalow

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINE FOR PRIMARY BUILDING

Goal: *Infill vacant lots and badly deteriorated buildings with new construction designed to be compatible with and complement the existing historic properties.*

Site Plan

- 1 The site plan and lay out of the structure should be compatible with surrounding properties.
- 2 Front widths of new building should correspond with existing building widths; however, a wider façade can be broken into separate elements that suggest front widths similar to those of neighboring buildings. Where lots are combined to create a larger development, the building to lot proportions should visually suggest a relationship with adjacent buildings by breaking large building masses into smaller elements. Where a building site is comprised of multiple lots, the new building should be clearly of similar proportion to other buildings on the same block.
- 3 Keep the setback of the proposed building consistent with the setback of adjacent district buildings or nearby district buildings fronting on the same street.
- 4 Make the distance between the proposed building and adjacent district buildings compatible with the spacing between existing district buildings fronting on the same street.
- 5 Keep the orientation of the proposed building's front elevation to the street consistent with the orientation of existing contributing buildings' front elevation to the street.
- 6 Make all proposed site features and secondary structures, including garages, outbuildings, fences, walls, and landscaping masses, compatible with site features and secondary structures in the district.
- 7 Ensure that all proposed exterior lighting and signage meet the pertinent guidelines for design.

Building Design

- 1 Design the height of the proposed building to be compatible with the height of historic buildings on the block or the street, not varying more than ten percent from their average height. Generally, keep the height of new construction at or under thirty-six feet. The height of proposed features not intended for human occupancy, such as chimneys, steeples, spires, and cupolas, shall be reviewed on an individual basis.
- 2 New building design should include windows and doors that are compatible in proportion, shape, position, location, pattern, and size with windows and doors of contributing structures in the district.
- 3 Keep the roof shape of the proposed building consistent with roof shapes in the district: gable, hip, gambrel, and flat.

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- 4 Keep the predominant material of the proposed building consistent with historic materials in the district.
- 5 Ensure that the architectural details of the proposed building complement the architectural details of contributing structures in the district.
- 6 Make the exterior colors of the proposed building compatible with the natural materials and the paint colors of contributing buildings in the district, and ensure that they meet the guidelines for exterior color.
- 7 Contemporary construction that does not directly copy from historic buildings in the district but is compatible with them in height, proportion, roof shape, material, texture, scale, detail, and color, is strongly encouraged.

Building Orientation and Setbacks

- 1 The front of the structure shall be oriented to Goliad St.
- 2 Emphasize front entrances and orient them to the main street.

Scale and Proportion

- 1 The height, number of stories, width, mass, form, rhythm and general proportions of a new building shall conform to other contributing properties in the district
- 2 The front elevation shall appear similar in scale to that seen in contributing properties in the district. Houses built up until the mid-1930s tend to have substantial front porches, and often rear or side porches as well. Porches, projecting bays, balconies, and other façade elements should be aligned with those of existing buildings along the street. This alignment creates harmony and maintains the rhythm of façade proportions along the block length. Front widths of new buildings should correspond with existing building widths; however, a wider façade can be broken into separate elements that suggest front widths similar to those of neighboring buildings (See Figure A & B).

Fig. A

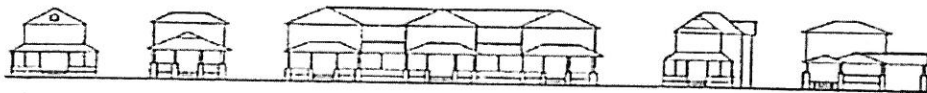
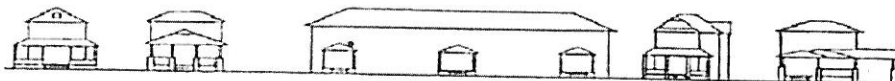


Fig. B



NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Building Materials

- 1 Horizontal lap siding and clapboard with lap exposure a minimum of two inches and a maximum of 5" are the most prevalent exterior cladding materials on contributing properties within the district and is allowed by right.
- 2 Cementious Side and Hardi board (Hardi Plank) with lap exposure a minimum of two inches and a maximum of 5" shall be considered by the board on a case by case basis.
- 3 Brick should be limited to porch support and chimneys. Other masonry materials and siding other than those listed above are prohibited.

Architectural Elements and Details

- 1 Cornice trim and other decorative details/architectural elements should be compatible with those found on contributing buildings within the district.
- 2 Decks and patios should be limited to the rear of the primary building.
- 3 Chimneys should be constructed in scale with the proposed building as defined by the architectural style. Chimneys should be constructed of brick masonry units.
- 4 Exterior building columns should be of style and materials of contributing buildings within the district.
- 5 Architectural and decorative elements should be joined together in the typical style and period of contributing buildings within the district.

Roof Criteria

- 1 Roof shape, form, design and materials shall be typical of style of the new building and consistent with the period of contributing buildings within the district.
- 2 The roof overhang should be consistent with the architectural style of the new building.
- 3 The degree and direction of roof slope and pitch should be consistent with the general style of the new building and consistent with the period of contributing buildings within the district.
- 4 The eaves or soffit heights of a building should be consistent with the style of the new building and the heights of contributing buildings with the same number of stories within the district.

Windows and Doors

- 1 The number, pattern, placement, proportions and materials of windows and doors should be compatible with the style of the new building and compatible with those of contributing properties within the district.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- 2 All windows and doors shall be typical of the general style of the new building and the period of the contributing buildings located within the district.
- 3 The use of windows on all elevations is typical and shall be incorporated in the design of new buildings.

Porches

- 1 Porch supports shall be an appropriate scale for the general style of architecture of the new structure and as defined by contributing properties located within the district.
- 2 The depth of the porch shall be consistent with the style of the new structure and to those on contributing buildings located within the district.
- 3 Porch balustrades shall be appropriate in size and style of the new structure and to those contributing buildings located within the district.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR DECKS

Goal: *To insure that decks on new buildings complement the design and character of the structure.*

Contemporary decks are popular substitutes for more traditional patios and terraces. Compatible decks are acceptable on new buildings, if they are located in inconspicuous locations and screened from public view.

- 1 Locate decks in inconspicuous areas, usually on the rear or least character-defining elevation of the new building.
- 2 Screen decks from public view.
- 3 Design decks to be compatible in material, color, and detail with the building.
- 4 Design deck railings to be compatible in material, color, scale and detail with the building.
- 5 Paint or stain decks in color compatible with the color of the building.
- 6 Generally, align the height of the deck with the floor level of the building. If applicable, install compatible skirt boards and, where appropriate, lattice panels to screen deck framing.

DESIGN GUIDELINES FOR NEW SECONDARY BUILDINGS

Goal: *Secondary buildings include garages, carriage houses, barns, sheds, and storage buildings. A new secondary building should be subordinate to the primary structure on a site.*

- 1 A secondary building should reflect the architectural character and style of historic secondary buildings in the district.
- 2 Secondary buildings should be located to the rear of the lot.
- 3 Secondary buildings should remain subordinate, in terms of mass, size and height, to the primary structure.
- 4 Pre-manufactured metal storage buildings are not allowed.
- 5 Maintain the traditional range of building materials on secondary buildings. Appropriate siding materials for secondary buildings include: wood siding, hardi-board, vertical board and batten siding or corrugated metal.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

VIII. DESIGN STANDARDS FOR SIGNAGE

Goal: *Signage on North Goliad Street should be non-intrusive and of similar design to minimize the effect on the historic residential streetscape.*

- 1 Signs must be located within the property and all permitted signs shall comply with the current City of Rockwall Sign Ordinance or as it maybe amended in the future and the following additional requirements.
- 2 Signs must identify on-site business only. No off-premise advertising is permitted.
- 3 The colors of the signs must blend with the colors of the structure.
- 4 Signs that are attached to the building should be small identification panels at entrance.
- 5 Signs hung on a porch will be considered. Signs can be hung between 2 porch posts.
- 6 Materials can be wood, metal or PVC composite. All sign edges must be finished (i.e. no exposed plywood edges).
- 7 Signs must be indirectly lighted.
- 8 Any sign that is internally lighted is not allowed.
- 9 Neon signage is not allowed.
- 10 Signs on a residential structure converted to commercial use should be a single free-standing and/or "swinging" sign with one or two support standards. One (1) detached single or two-pole sign not exceeding sixteen (16 sq.ft.) square feet in area and eight (8 ft.) feet in height is allowed per lot.
- 11 Signage must not cover architectural features.
- 12 Neon, LED or fiber optic signs are not permitted, including interior neon window signs.

ADMINISTRATIVE APPROVAL OF SIGNS

Administrative approval may be granted provided the sign design follows the *Design Standards* and the conditions below. Staff reserves the right to require HPAB approval for all proposed signage.

- 1 Accurate, full color renderings must be submitted for all sign permits.
- 2 No fluorescent colors may be used.
- 3 Signage using up to five (5) colors. The HPAB must review signs with a greater number.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

IX. HISTORIC TREES

Goal: *Identifying and protecting Rockwall's historic trees is important to document the changing tastes and climate of Rockwall's streetscape and to promote responsible stewardship of urban forest resources.*

In addition to the protection offered our trees through the City of Rockwall "Tree Preservation" Ordinance, individual trees which are considered historic landmarks in our community may be registered as "Historic Trees". The Registry Application in Exhibit 1 should be completed and submitted to the Historic Preservation Officer to forward to the Board Chairman.

A registered tree will not be removed under any circumstances unless the tree becomes unhealthy or damaged. The "Historic Trees" will be listed within an Appendix "B" to be attached to these Guidelines.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Appendix "A" Contributing Properties

Address	Architectural Style	Approximate year built	Contribution Level
301 N. Goliad	Victorian Transitional	1909	High
303 N. Goliad	Cottage with Colonial Revival Influence	1940	Low
404 N. Goliad	Post WWII Ranch	1960	Medium
405 N. Goliad	Ranch	1985	Non-Contributing
406 N. Goliad	Cottage with French Influence	1940	High
501 N. Goliad	Victorian Transitional	1905	Medium
502 N. Goliad	Victorian Transitional	1913	Medium
504 N. Goliad	Folk Victorian	1900	Low
505 N. Goliad	Craftsman Bungalow	1914	Medium
506 N. Goliad	Craftsman Bungalow	1920	Medium
507 N. Goliad	Cottage with Colonial Revival Influence	1940	Medium
602 N. Goliad	Victorian Transitional	1910	Medium
603 N. Goliad	Cottage with Colonial Revival Influence	1940	Medium
604 N. Goliad	Post WWII Ranch	1950	High
702 N. Goliad	Victorian Transitional	1905	Low
703 N. Goliad	Cottage with Colonial Revival Influence	1940	Medium
704 N. Goliad	Cottage	1930	Low
705 N. Goliad	Folk Victorian	1905	Low
801 N. Goliad	Ranch	1955	High
802 N. Goliad	Ranch	1955	Medium
803 N. Goliad	Victorian Transitional	1905	Low

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

804 N. Goliad	Folk Victorian	1910	Low
806 N. Goliad	Cottage	1930	Low
807 N. Goliad	Cottage with Colonial Revival Influence	1940	High
808 N. Goliad	Cottage	1930	Medium
809 N. Goliad	Ranch	1985	Non- Contributing
810 N. Goliad	Folk Victorian	1910	Low
811 N. Goliad	Victorian Transitional	1905	Medium
902 N. Goliad	Folk Victorian	1894	Medium
904 N. Goliad	Early Texas Ranch	1930	High
905 N. Goliad	Folk Victorian	1900	Medium
906 N. Goliad	Bungalow	2000	Non- Contributing
907 N. Goliad	Cottage with Colonial Revival Influence	1940	Low
908 N. Goliad	Neo-Classical	1911	High
909 N. Goliad	Cottage with Colonial Revival Influence	1940	Medium
911 N. Goliad	Cottage with Colonial Revival Influence	1940	Medium
912 N. Goliad	Victorian Transitional	1893	High
915 N. Goliad	Ranch	1960	Low
917 N. Goliad	Victorian Transitional	1910	Low
919 N. Goliad	Folk Victorian	1895	Medium
923 N. Goliad	Craftsman Bungalow	1920	Low
925 N. Goliad	Victorian Transitional	1913	High

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Style	Number in District
Victorian Transitional	10
Folk Victorian	7
Craftsman Bungalow	3
Cottage with Colonial Revival Influence	8
Cottage with French Influence	1
Post WWII Ranch	2
Neo-Classical	1
Ranch Style Homes	5
Early Texas Ranch	1
Cottage	3
Bungalow	1

Contribution Level

High	9
Medium	17
Low	13
Non-contributing	3

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Appendix "B" Definitions

Alteration means any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, exterior remodeling, painting, or removal of any structure.

Applicable Property/Applicable Structure are the terms used for properties that meet the following criteria, and are subject to the provisions of the historic district ordinance and these Guidelines:

- a. Either be a designated historical landmark or be wholly or partially located within a designated historic district, *and*
- b. Either be a contributing property as defined in Section B of the (HO) Historic Overlay District or be located within 200 feet of a contributing property.

Buffer yard means the ten (10) foot landscape buffer that is generally required along the street frontage adjacent to a commercially-developed property as per the City of Rockwall Unified Development Code Ordinance 04-38.

Certificate of Appropriateness means a signed and dated document evidencing the approval for work proposed by an owner or applicant.

Contributing Structure means a building, site, structure or object which adds to the historical architectural qualities, historical associations or archaeological value for which a property or district is significant because it was present during the period of significance. It also possesses historical integrity reflecting its character at that time or is capable of yielding important information about the period, or it independently meets the National Register criteria. The level by which a property is "contributing" (high-, medium- and low-contributing property) was originally determined by a historic survey of the properties within the (HO) - Historic Overlay District implemented by the City of Rockwall Community Development Department through the spring and summer of 2000, and can be updated periodically.

Demolition means an act or process (notwithstanding acts of God, criminal activity, etc.) which destroys a site or structure in its entirety, or which destroys a part of a site or structure and permanently impairs its structural, historic or architectural integrity.

Design Guidelines are the Guidelines in this document which are adopted by the Historic Preservation Advisory Board and City Council for property designated as a heritage resource or heritage resource district to protect, perpetuate and enhance the historical, cultural, architectural or archeological character of an object, site or structure.

District means a designated area within the Preservation District or elsewhere in the City subject to the requirements and standards of the Historic District Ordinance. An identifying name will precede the word "district."

Fenestration means the arrangement, proportioning, and design of windows and doors in a structure.

Hearing see *Public Hearing*.

Board or Historic Preservation Advisory Board means the Historic Preservation Advisory Board of the City of Rockwall, Texas, established in accordance with the Unified Development Code 04-38 of the City of Rockwall.

Historic Preservation Officer (HPO) means a staff person for the City of Rockwall whose duties encompass all historic preservation activities for the City as established in accordance with Section 2.20 of the Unified Development Code 04-38 of the City of Rockwall.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Historic Preservation means the identification, evaluation, recordation, documentation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance and reconstruction of historic structures or property, or any combination of the foregoing activities.

Historic Property means full range of properties identified in historic surveys and/or special studies which are significant in history, pre-history, architecture, engineering, archeology and culture, including properties significant to the whole nation or those significant at the state, regional or local level.

Landmark means a structure or property which is of value in preserving the historical, cultural, architectural or archeological heritage, or an outstanding example of design or a site closely related to an important personage, act or event in history.

Minor In-Kind Repairs means small-scale repairs to correct minor problems or damage to the exterior. Minor in-kind repairs do not include a change in design, material or outward appearance, only in-kind replacement or repair. Examples of minor in-kind repair include, but are not limited to: touch-up painting, replacement of a windowpane, caulking, securing loose boards, etc.

Non-Contributing Structure means a building, site, structure, or object which does not add to the historical architectural qualities, historical associations, or archaeological value for which a property or district is significant because it was not present during the period of significance. Due to alterations, disturbances, additions, or other changes it no longer possesses historic integrity reflecting its character at that time, is incapable of yielding important information about the period, or it does not independently meet the National Register criteria.

Porte cochere means a roofed extension of a building over a driveway that shelters passengers getting into and out of vehicles.

Preservation District means the area designated as having structures which may be suitable for inclusion in a historic district or districts.

Public Hearing means an opportunity for public comment in accordance with the City of Rockwall's Comprehensive Zoning Ordinance if to be held by the Historic Preservation Advisory Board or Planning and Zoning Commission, or applicable laws and procedures if to be held by the City Council.

Reasonable rate of return means a reasonable profit or capital appreciation which may accrue from the use or ownership of a structure or property as the result of an investment or labor.

Rehabilitation means the act or process of returning a structure or property to a state of utility through repair, remodeling or alteration that makes possible an efficient contemporary use while preserving those portions or features of the structure or property which are significant to its historical, cultural, architectural or archeological values.

Resource means a source or collection of objects, sites, structures, or property, which exemplifies the cultural, social, economic, political, archeological or architectural history of the nation, state or city.

Restoration means the act or process of accurately recovering the form and details of a structure or property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Routine Maintenance means any work to correct deterioration or decay of or damage to a structure or property, or any part thereof, and to restore it as nearly as practicable, to its condition, using the same materials or those materials available which are as close as possible to the original. The materials and manner the work is performed must comply with applicable codes and ordinances. Routine maintenance does not include a change in design, material or outward appearance, but does include in-kind replacement or

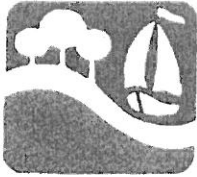
NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

repair. Examples of routine maintenance include, but are not limited to: repainting, replacement of roofing materials or other minor architectural features.

Secretary of the Interior's Standards for Rehabilitation means the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, reported at 36 Code of Federal Regulations 67.7, or as recodified.

Stabilization means the act or process of applying measures designed to re-establish a weather resistant enclosure and the structural stability of an unsafe or deteriorated structure or property while maintaining the essential form as it presently exists.

Structure means anything constructed or erected, the use of which requires permanent or temporary location in the ground, including, but without limiting the generality of the foregoing: buildings, fences, gazebos, advertising signs, billboards, backstops for sports courts or fields, radio or television antenna, including supporting towers, and swimming pools.



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: City Council

FROM: Robert LaCroix

DATE: January 24, 2007

SUBJECT: North Goliad Historic District

The Staff is bringing to an action item to the Council to discuss the proposed North Goliad Historic District. The Staff has included a copy of the proposed North Goliad Historic District Guidelines with your packets. On December 21, 2006, the Historic Preservation Advisory Board recommended approval of the creation of the North Goliad Historic District with the amended "Guidelines" by a vote of 6-0 and forwarded their recommendation to the Planning and Zoning Commission for their review and consideration. On January 9, 2007, the Planning and Zoning Commission recommended denial of the creation of the North Goliad Historic District and attached "Guidelines" by a vote of 7-0. Additionally, the Planning and Zoning Commission made recommendations to the City Council concerning the proposed Historic District and their alternative view of amending Planned Development No. 50 to address new development and the preservation of existing historic structures. At this point, Staff is requesting Council to review the proposals of both the Historic Preservation Advisory Board and the Planning and Zoning Commission to determine the direction the Council would want to proceed. If Council should consider proceeding with the creation of the proposed Historic District, staff will proceed with notifying those affected property owners and publishing the required notice for a public hearing. Due to the denial of the Planning Commission on this item, a three-quarter majority vote of the Council will be required for approval. We have included the staff report for this item along with other documents and memos to help Council members review and analyze the position of both the Historic Commission and the Planning Commission. Both Chairpersons from each respective board or commission will be in attendance to answers questions concerning this matter.

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 9/18/2006

APPLICANT: City of Rockwall

AGENDA ITEM: H2006-005; North Goliad Historic District

BACKGROUND INFORMATION:

In June of 2005, the City Council directed staff by a vote of 6-0 to work with the Historic Preservation Advisory Board in the creation of a North Goliad Historic District. Over the past year staff, the Historic Preservation Advisory Board and the HPAB subcommittee have worked on creating and finalizing the proposed guidelines for the District.

All the properties located within the proposed district are currently zoned PD-50 (Planned Development No. 50) or General Retail district. All the properties that are located along the east side of North Goliad are currently within the existing Old Town Rockwall Historic District and 925 North Goliad is a landmark property. The existing guidelines for the "Old Town Rockwall Historic District" are intended to be residential in nature and do not provide the applicant seeking a Certificate of Appropriateness or the Historic Preservation Advisory Board with the proper direction concerning this type of Historic district.

The North Goliad corridor is continuing to change from a single family area to a professional office district. Staff feels that as the properties convert to non-residential uses, the historic single-family character that identifies the North Goliad corridor should be preserved.

A North Goliad Historic District Town Hall meeting was held on August 3, with citizens, staff and three Board members. Staff sent a copy of the guidelines out to each property owner located within the District prior to the meeting. At the meeting, staff briefly explained the proposed guidelines and then took questions and comments from the audience. The following are a list of concerns raised by those property owners and citizens that were present:

1. Availability and expense of using historic materials instead of existing aluminum siding that many properties currently have.
2. Added step to an already bureaucratic permit process.
3. Concern of residents that still live on North Goliad about more properties converting to non-residential uses.
4. Allowing front-yard parking for non-residential uses.
5. Lower than adequate security lighting levels.
6. Expanding the uses allowed within PD-50 and relaxing the zoning restrictions.

Prior to the HPAB meeting on August 17, 2006 and prior to the P&Z and City Council public hearings for September 12th and September 18th, respectively, staff has sent notices to the property owners located within the proposed district as well as those located within 200' (161 notices overall). At the time of this report we have received seven (7) responses in favor and six (6) in opposition.

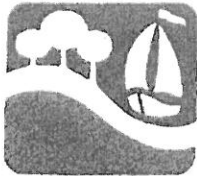
RECOMMENDATIONS:

Staff Recommends approval of the request.

- On August 17, 2006, the Historic Preservation Advisory Board recommended approval of the creation of the North Goliad Historic District with the attached "Guidelines" by a vote of 6-1 (Ross against).
- On September 12, 2006, the Planning and Zoning Commission referred the North Goliad Historic District and Design Guidelines back to the Historic Preservation Advisory Board by a vote of 6-0 (Jackson absent).
- On September 18, 2006, the City Council removed the item from the agenda by a vote of 7-0.
- On December 21, 2006, the Historic Preservation Advisory Board recommended approval of the creation of the North Goliad Historic District with the amended attached "Guidelines" by a vote of 6-0.
- On January 9, 2007, the Planning and Zoning Commission recommended denial of the creation of the North Goliad Historic District and the attached "Guidelines" by a vote of 7-0.
- Additionally, the Planning and Zoning Commission made the following recommendations to Council for their consideration:
 - That the east side of North Goliad Street be removed from the existing Historic District and as an alternative to an all inclusive historic district that consideration be given to landmarking those contributing properties worthy of preservation. These properties would then require Historic Board review and approval for any building alterations or changes. That PD-50 be amended to include detailed restrictions as to architecture of new construction. The Historic Board would act as the review committee for all new construction in the District and make recommendations to the Planning Commission. That restrictions be placed in the PD that would dictate the architectural style and character of any new construction and be in keeping with the historic character of the existing structures.

Time Line for North Goliad Historic District

Date	Action
8/17/06	HPAB Public Hearing (Recommended for Approval)
8/29/06	P&Z Work Session
9/12/06	P&Z Public Hearing (Remanded back to HPAB)
9/21/06	HPAB Discussion Item
10/10/06	P&Z Sub-Committee Formed
10/19/06	HPAB Discussion Item
11/16/06	HPAB Met With P&Z Sub-Committee (Discussion Item)
12/21/06	HPAB Action Item (Recommend Approval)



CITY OF ROCKWALL, TEXAS MEMORANDUM

TO: Planning & Zoning Commission and City Council

FROM: Robert LaCroix

DATE: January 4, 2007

SUBJECT: PD-50 Corridor District & Proposed North Goliad Historic District

The PD-50, Planned Development No. 50, Corridor District north of the downtown along SH 205 has been under going changes over the last several years both in the character of the existing building structures and the land use. The main cause of this continual change is the increase in traffic in both directions on the adjacent state highway. The city, itself, has rapidly grown from a small rural community where residential homes could comfortably coexist with a major highway to an almost intolerable daytime traffic flow that has created an unpleasant and unsafe condition for most of the residents along this portion of SH 205. As this traffic trend has evolved, it has been more difficult for property owners to continue to invest in their homes with the realization that their residential homes fronting onto SH 205 are no longer desired. When the City enacted a zoning change to PD-50 we already recognized the existence of older residential areas where larger houses could be converted from single-family residences to low-intensity office development providing professional, medical and other office services to adjacent neighborhoods. In 2004, when the previous zoning code was amended, it became evident that some existing zoning districts that were not utilized could be absorbed into other existing districts and thus reduce the total number districts within the City. The new Unified Development Code did away with the Office Zoning District and absorbed those uses into Residential Office (RO) District and General Retail (GR) District. The RO District was expanded to include such uses as assisted living facility/nursing home, library, art gallery or museum, hypnotist or psychic art, hair salon (with an SUP), massage therapist, restaurant with less than 2,000 sq. ft. and no drive thru or drive in (with an SUP), art, photography or music studio, group or community home and a halfway house (with an SUP) in addition to the existing professional and medical offices that were originally allowed in the district.

Over the last year, the City staff and the Historic Preservation Advisory Board have been developing strategies to protect the contributing historic structures along this corridor of which most structures are within PD-50. The Board has developed a proposed Historic District that encompasses all of PD-50 which exists on both sides of SH 205. The Historic Board forwarded their recommendation to the Planning Commission however, the Commission was not in agreement with the approach the Historic Board had taken in developing the new historic district and recommended that the Historic Board reconsider and revise their recommendation.

As this corridor has begun to develop it has become evident that this area should be an extension and a gateway/entrance into the downtown. The Planning Commission views that the inclusion of all the properties in the area into an historic district would be counter productive to economic, commercially driven, remodeling and new construction considerations, placing one more committee driven obstacle on the already difficult path to obtaining construction permits. Rather than redevelop an older run down property in this corridor, additional requirements and

review processes may serve to turn new development away from this area. Not only could this affect the PD-50 Corridor but it could also have a direct economic effect on the Downtown. To increase the economic vitality of the Downtown, it is the Staff feelings that the PD-50 area should develop into a transitional, linear group of office and business uses that feed into the Downtown area and in turn compliment each other. This would potentially increase the total business and service area for the Downtown and bring more customers to the general area seeking to use those additional businesses and services.

An alternative consideration to an all inclusive historic district would be to landmark those contributing properties worthy of preservation. These properties would then require Historic Board review and approval for any building alterations or changes. PD-50 could at that point be amended to include detailed restrictions as to architecture of new construction. The Historic Board could act as the review committee for all new construction in the District and make their recommendations to the Planning Commission. In this way, the historic character and style of new construction in the corridor could be controlled in keeping with the existing historic structures.

The intent of PD-50 has always been to provide opportunity to preserve those existing historic structures along North Goliad with additional land use options. However, this area has begun the transformation from a residential area to a business and office extension of the Downtown and to that end we should consider all the factors that will make this Corridor available for revitalization and redevelopment and strive for successful, high quality, sustainable businesses in the same manner as we are striving to improve the Downtown. Additionally, we should extend our efforts beyond the immediate Downtown District and expand our efforts to the Perimeter Zone that is indicated in the Downtown Plan.

11- Dec-06

To: Historic Preservation Advisory Board

From: P&Z Subcommittee on North Goliad historic district project

Robert,

The subcommittee of Planning and Zoning, consisting of Michael Lucas, Michael Hunter and Bill Bricker, have fully reviewed the latest version of the Design Review Guidelines written by Historic Preservation Advisory Boards. We have a multitude of comments concerning the document, which we viewed with an eye toward being a potential buyer of a property. This is the perspective from which most people will become involved with the guidelines.

In short there were three areas of concern. One, the document is quite long and has several points considered to be conflicting. Two, there appears to us to be areas of control that we feel are overkill for the HPAB and should be left out. Three, while the guideline does state that it accommodates growth and new construction, it is very unclear how that will be accomplished. The guideline discusses demolition without reference to how the approval process is considered. What are the criteria for allowing a demolition? In the discussion of new construction the guideline urges period architecture but the period of contributing homes is 1890's to 1950's roughly. What would an applicant use to determine what is acceptable?

Our subcommittee felt these items could be addressed and made clearer. And we were impressed with the detail and level of effort put into preparing the Design Review Guidelines. Unfortunately as they are written and the district is proposed to be structured we do not feel this plan would garner the support of the P&Z Commission.

The P&Z has repeatedly expressed a desire to see the North Goliad District develop in unison with the Uptown Rockwall development and for both to evolve in a cohesive and forward thinking fashion. The vitality of the City lies in these two districts and much new development is needed to achieve the goals of viable and economically driven revitalization of Rockwall's centrally located commercial and shopping districts.

Considering our primary roll in the organization of the City is planning for the future and zoning such that the plan is executable we feel that granting an historic district for the north Goliad area which includes all properties is counter to future plans. We discussed several alternatives to making the whole district historical, which would essentially give control of all the structures to the HPAB rather than P&Z where new construction more appropriately should be considered. We felt making the whole area historic could be a bottleneck to economic, commercially driven, remodeling and construction considerations, placing one more committee driven obstacle on the already difficult path to obtaining construction permits.

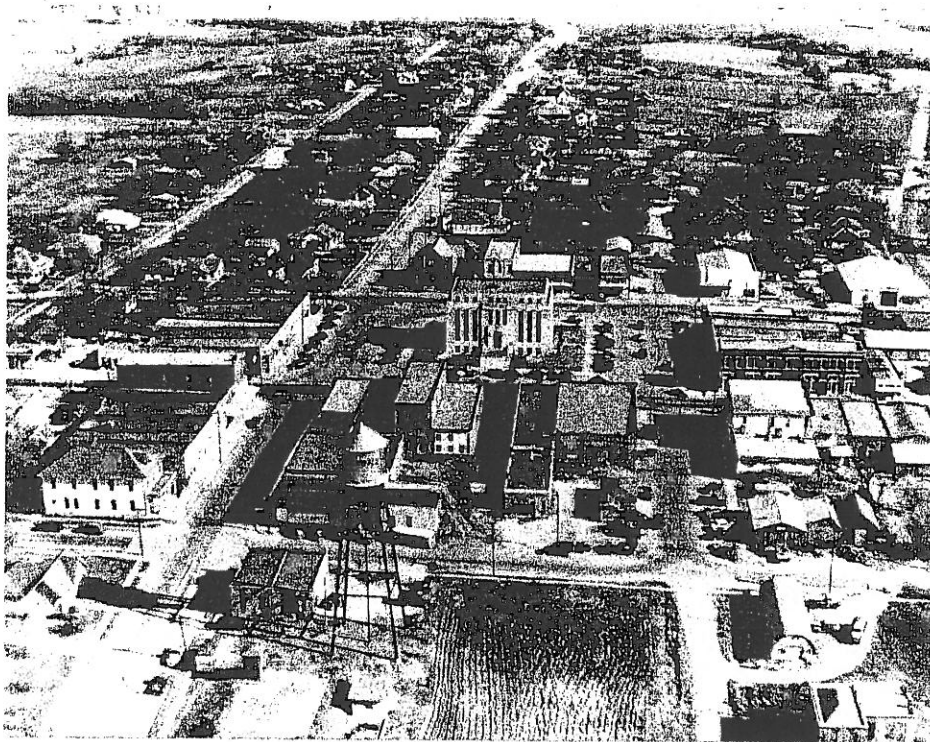
The subcommittee also felt it was overwhelming to take in all the structures. To this end we propose that the HPAB select the outstanding examples, capable of being maintained or restored in historic fashion given financial considerations and landmark these structures. Thus all the real "value" of the area will be preserved and the responsibility of the owners and the HPAB. The balance of the area should be zoned PD with detailed restrictions as to architecture of new construction. This could be done with a new PD, or with the existing PD and some changes to the restrictions. In either case it is felt the whole North Goliad district should be under one PD, and preferably a new district altogether to keep both side of Goliad with consistent guidelines with a PD. New buyers, current owners, and developers of the remaining structures not landmarked would then face only familiar steps and procedures to redevelopment in the area. We could have written into the PD that all the cases located within the PD would be given to the HPAB for review and their advice would then be provided P&Z prior to decisions being made. In this way the HPAB is involved on an advisory basis at a minimum with all the structures in the area.

We understand this is a departure from the HPAB's direction of taking all the area into the historic district. We feel that after review of the guidelines and gathering a better understanding of what this would mean to the future of the area that it would be better to be more selective of landmarked structures in the beginning rather than commit all structures to potentially cumbersome restrictions and guidelines.

Lastly, we question whether the new guidelines are necessary under our proposal. It would seem that the same guidelines used in Old Town would suffice and maintain consistency for historically landmarked structures. The future of the North Goliad area would be protected through more familiar PD requirements.

We would ask that these suggestions be given careful consideration by the HPAB and ask for their support in implementing these ideas. If we are in agreement staff could then be working toward properly constructed documents to reflect these suggestions.

DESIGN REVIEW GUIDELINES



FOR THE NORTH GOLIAD HISTORIC DISTRICT

**ROCKWALL, TEXAS
2006**

**Prepared by:
The Rockwall Planning Department
The Rockwall Historic Preservation Advisory Board**

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

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NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

THE NORTH GOLIAD DISTRICT BACKGROUND INFORMATION

This distinct style of living described in our vision statement can trace its roots all the way back to the early 1850's when the first pioneer settlers came to the area. In 1854, the city was founded and over the next several decades the economy steadily grew and the citizens prospered. The Missouri, Kansas and Texas Railroad was built through Rockwall County in 1886, making the city of Rockwall a major shipping point for the area's main cash crop—cotton. Improved transportation, the construction of multiple cotton gins and the fertile blackland soil combined to keep Rockwall's economy booming well into the 1920's.

By 1917 the East Fork Levee District was developed, creating rich new farm land. At the time, Rockwall found itself with unprecedented prosperity. Land and cotton prices soared and local businesses grew rich. It was during these decades that well-off shopkeepers, businessmen, and politicians began to build beautiful homes with unique architectural elements that reflected their wealth. While many farmers remained in the rural areas, some who had done particularly well moved to town for a more genteel lifestyle. They, too, built homes that reflected their new social position. By the late twenties, cotton prices had started to decline and this, coupled with the arrival of the Great Depression, marked an abrupt end to decades of prosperity.

Today, some of the remnants and reminders of those prosperous decades lie within the North Goliad Historic District, a broad tree-lined residential street located to the north of the town square. Goliad Street (SH205) has historical significance as a major entrance from the north into Rockwall, and the District contains 42 structures and numerous outbuildings that exemplify a wide variety of significant architectural styles. Many of these structures were built between 1890 and 1920 when Rockwall experienced unprecedented growth. Today, as Rockwall grows at an even faster pace, it is essential to retain these structures as a perfect snapshot of Rockwall's hometown history.

In 2006, with rapid growth in the Rockwall area, The Texas Department of Transportation is proposing roadway improvements to Goliad Street (SH 205) to meet increased transportation needs. Demand for office and retail space in the downtown area has spurred zoning changes from residential to residential office to accommodate businesses locating on North Goliad. The guidelines developed for The North Goliad Historic District serves to stimulate investment in both residential and commercial uses for the district while preserving the integrity of North Goliad through required review of exterior design and signage. Restoration of historic structures is encouraged with tax incentives and design guidelines to ensure that new construction complements existing structures.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Certificate of Appropriateness perspective applicants are encouraged to always meet with staff prior to submission of an application. Perspective applicants are also encouraged to request a formal appointment with the Board at the regularly scheduled monthly meeting.

The following activities may be done without further review:

- Repainting
- Interior changes
- In-kind maintenance

Additionally, there may be sections of the City's Building Code that apply to the project. In no way should these guidelines be considered a substitute Code, nor does a structure's presence within the districts absolve the owner from compliance with city codes. **BUILDING PERMITS MUST BE OBTAINED!**

OTHER APPLICABLE ORDINANCES AND REGULATIONS

The following City of Rockwall ordinances may also apply. Please contact the Planning Department for more information.

Unified Development Code (UDC):

The UDC defines things such as setbacks, height and outlines specific uses for various properties located within the City depending on their zoning.

Landscape Ordinance:

The Landscape Ordinance provides for standards and maintenance of landscaping types and arrangement for all non-single family zoned properties including the Residential Office (R-O) zoning district.

Building Code:

All non-residential properties (including those located in PD-50) must comply with the Adopted Building Code for the City of Rockwall. A permit from the Building Inspection and Engineering departments may be required.

Tree Preservation Ordinance

The Tree Preservation Ordinance provides for standards for removal and preservation of existing trees for all non-single family zoned properties including the Residential Office (R-O) zoning district.

Historic Maintenance Guide

The Historic Maintenance Guide provides homeowners insights in caring for a historic home and property.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

III. SIGNIFICANT HOUSING STYLES BUILT IN THE NORTH GOLIAD HISTORIC DISTRICT FROM THE 1850s-1950s

VICTORIAN TRANSITIONAL (1890-1920)

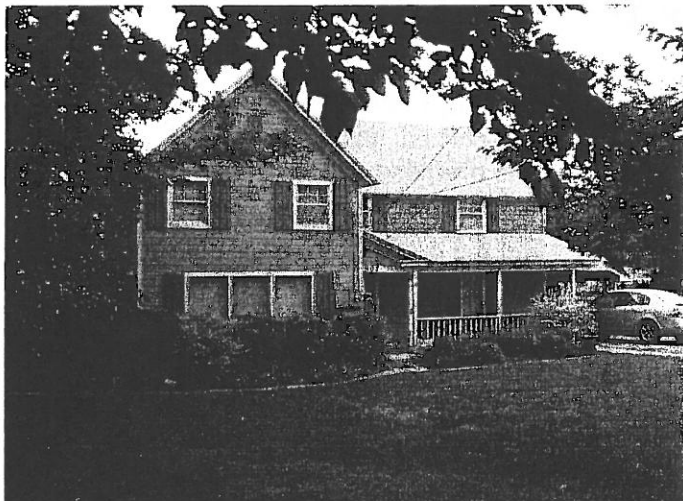


Identifying Features

- One- or two-story wood frame construction with wood siding
- Roof lines were often a combination of gables and hips, with dormers added and decorative treatments in the gable ends
- Window styles varied from simple one over one panes to multi-pane decorative styles
- Single Front entrance doors had sidelights and sometimes transoms

The Victorian Transitional homes built in Rockwall were reminiscent of the Queen Anne and Italianate Victorian styles, but less ornamentation was added. They often incorporated features from the Craftsman Bungalow and Prairies styles.

FOLK VICTORIAN (1870-1910)



Identifying Features

- One- or two-story wood frame construction with clapboard siding
- Gabled roofs originally had wood shingles and the exterior wall siding continued into the gable ends
- Cornice lines and porches are the areas where Victorian details were most often added
- Porch supports are commonly either Queen Anne type turned spindles or square posts

Folk Victorian homes were a variation of the earlier National Folk Style. Industrialization and expansion of the railroads made mill-sawn lumber, mass produced windows and doors and Victorian embellishments available to add decorative detail to the more basic National Folk houses. Many Folk Victorian homes in Rockwall were built with an L-shaped floor plan.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

IV. DESIGN GUIDELINES FOR EXISTING BUILDINGS

Goal: The historical appearance of the building should be retained. When considering remodeling, renovations, or extensions/additions to existing properties, collection and review of historic documentation photos, etc. will help determine what is appropriate for the building.

GUIDELINES FOR EXTERIOR FAÇADE AND ARCHITECTURAL DETAILS

Goal: The exterior materials used and architectural details define the character of historic buildings. Maintenance, repair and preservation of the originals are strongly encouraged. Replacement should duplicate the original as closely as possible.

- 1** Retain and preserve the original shape, form, height, materials, and details of historic walls.
- 2** Retain and preserve all architectural features that are character-defining elements of exterior walls, such as bays, cornices, storefronts, arches, quoins, cornerboards, and brackets.
- 3** Retain and preserve historic wall materials whenever possible. If replacement is necessary, use new materials that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.
- 4** If replacement of a wall element or detail is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture, and detail.
- 5** Locate new vents and mechanical connections through historic walls on non-character-defining walls or inconspicuously on side or rear walls where they will not be visible from the street.
- 6** It is not appropriate to apply paint or other coatings to unpainted wall material that was historically not coated.
- 7** It is not appropriate to introduce new wall features, such as vents, bays, and door or window openings, if they would diminish the original design of the wall or damage historic wall materials.
- 8** It is not appropriate to replace or cover wooden siding or trim with a substitute cladding material such as aluminum siding, vinyl siding, or brick veneer.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR WINDOWS, DOORS AND AWNINGS

Goal: *Original windows and doors are significant character-defining details that help identify the age of historic buildings. They should be maintained and preserved. When replacement becomes necessary, the original should be duplicated as closely as possible and the opening size unchanged.*

- 1** Retain and preserve original windows and doors.
- 2** Retain and preserve openings and details of windows and doors, such as trim, sash, glass, lintels, sills, thresholds, shutters, and hardware.
- 3** If replacement of a window or door element is necessary, replace only the deteriorated element to match the original in size, scale, proportion, pane or panel division, material, and detail.
- 4** Construct replacement shutters of wood, size them to window openings, and mount them so that they are operable. It is not appropriate to introduce window shutters where no evidence of earlier shutters exists.
- 5** When adding storm windows to a contributing building in the district interior storm windows should be used. When existing storm windows are replaced on a property ones that are coated with paint or baked-enamel finish in an appropriate color should be selected.
- 6** Select wooden storm or screen doors that are stained in a natural wood color or painted to match the building or the trim. Incorporate full glazed panels in storm doors to maximize the view of the existing door. Install storm or screen doors so that the existing door and frame are not damaged or obscured. Metal storm or screen doors are not appropriate.
- 7** If fabric awnings are historically appropriate, install them in porch, door, or window openings so that architectural features are not concealed and historic materials not damaged. Select colors appropriate to the color of the building.
- 8** It is not appropriate to install aluminum awnings over porch, door, or window openings.
- 9** It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit in size, material, and design. Snap-in muntins are not appropriate replacements for true divided-light window panes.
- 10** It is not appropriate to replace transparent glazing in windows or doors with tinted glazing.
- 11** Generally, it is not appropriate to paint transparent or translucent glazing.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR PORCHES

Goal: Porches are often primary features of historic buildings contributing significantly to their character. The original porch should be maintained and preserved. Replacement of features should match the original. Every effort should be made to document original configuration of an existing porch when reconstructing a missing porch.

- 1 Retain and preserve historic porches, entrances, and balconies.
- 2 Retain and preserve all architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, rails, steps, brackets, soffits, and trim.
- 3 Retain and preserve historic porch and balcony material, such as flooring, ceiling board, lattice, and trim, whenever possible. If replacement is necessary, use new material that matches the historic material in composition, dimension, shape, color, pattern, and texture.
- 4 If replacement of a porch element or detail is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture, and detail.
- 5 If a historic porch, entrance, or balcony is completely missing, replace it with either a reconstruction based on accurate documentation or a new design compatible with the historic character of the building in height, proportion, roof shape, material, texture, scale, detail, and color.
- 6 When introducing reversible features to assist people with disabilities, take care that the original design of the porch or the entrance is not diminished and historic materials or features are not damaged.
- 7 It is not appropriate to enclose front porches or balconies.
- 8 Enclosure of side or rear porches and balconies is discouraged. If enclosure of a side or rear porch is required for a new use, design the enclosure so that the historic character and features of the porch are preserved.
- 9 It is not appropriate to add elements or details to a porch or an entrance in an attempt to create a false historical appearance.
- 10 It is not appropriate to replace wooden porch floors or steps with concrete or brick ones.
- 11 It is not appropriate to add new porches, entrances, or balconies to primary elevations where none previously existed.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR MASONRY

Goal: *Masonry walls or foundations should be maintained and preserved. Chimneys are the most common and character-defining masonry feature in the district and should be maintained and preserved.*

- 1** Retain and preserve original masonry walls, foundations, and roofs.
- 2** Retain and preserve all masonry construction features that are character-defining elements of historic buildings, including chimneys, arches, quoins, cornices, and pediments.
- 3** Retain and preserve historic masonry materials whenever possible. If replacement is necessary, use new materials that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.
- 4** It is not appropriate to apply paint or other coatings to unpainted masonry elements that were historically not coated.
- 5** It is not appropriate to apply non-traditional masonry coatings such as waterproofing and water repellents to masonry as a substitute for repointing or repair. Use such coatings only if masonry repairs have failed to eliminate water-penetration problems.
- 6** Paint previously painted masonry elements in dark colors that best reflect the color of the masonry material.
- 7** Removal of paint from masonry surfaces is not recommended unless the brick is of high quality and was intended to be exposed. Undertake removal only with a chemical paint remover specifically formulated for masonry. Always test the remover on an inconspicuous area or a test panel first.
- 8** It is not appropriate to use high-pressure cleaning methods such as sandblasting and waterblasting on historic masonry surfaces. Such cleaning techniques permanently damage the masonry surface and accelerate deterioration.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR ADDITIONS TO EXISTING BUILDINGS

Goal: *Introduce additions that are compatible with the historic building and that do not compromise the building's historic character or destroy significant features.*

The introduction of additions compatible with a historic building in the district is acceptable if the addition does not visually overpower the original building, compromise its historic character, or destroy any significant features and materials. By placing additions on inconspicuous elevations and limiting their size and height, the integrity of the original building can be maintained. Additions should be designed so that they can be removed in the future without significant damage to the historic building or loss of historic materials.

The compatibility of proposed additions with a historic building will be reviewed in terms of the mass, scale, materials, color, roof form, proportion and spacing of windows and doors. Additions should echo the style of the original structure, but it is important to differentiate the addition from the original building so that the original form is not lost.

- 1** Construct additions so that there is the least possible loss of historic materials. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.
- 2** Limit the size and the scale of additions so that they do not visually overpower historic buildings.
- 3** Locate additions as inconspicuously as possible, on the rear or least character-defining elevation of historic buildings.
- 4** Design additions so that they are differentiated from the historic building. It is not appropriate to duplicate the form, the material, the style, and the detail of the historic building so closely that the integrity of the original building is lost or compromised.
- 5** Design additions so that they are compatible with the historic building in mass, materials, color, and proportion and spacing of windows and doors.
- 6** For the predominant material of the addition, select a historic material that is compatible with the historic materials of the original building.
- 7** Design the roof form to be compatible with the historic building and consistent with contributing roof forms in the historic district.
- 8** Design the foundation height and the eave lines of additions generally to align with those of the historic building.
- 9** Design additions so that they can be removed in the future without damaging the historic building.
- 10** It is not appropriate to construct an addition that is taller than the original building.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- 15** Security lighting, such as flood lights, should be mounted on rear or sides of structures rather than on front.
- 16** Security, accent and other lighting should be kept small, simple in design, and their number kept to a minimum. The light source must be concealed from view from the street.
- 17** Parking lot lighting shall be limited to decorative antique style pole lighting. All lighting shall have a maximum height of 12 feet.
- 18** All lighting shall be contained on site with no spill onto adjacent properties.
- 19** All lighting should be of an incandescent style.
- 20** The use of vapor or sodium lighting is not permitted.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DEMOLITION-BY-NEGLECT

Although the Property Maintenance Code should prevent this situation from occurring in the future, there may be some properties to which this section could apply.

- Demolition-by-neglect is the absence of maintenance of any structure that results in the deterioration and threatens the preservation of the structure.
- The demolition-by-neglect procedure serves as a mechanism that allows the City Staff and the Historic Preservation Advisory Board to work with property owners to encourage maintenance and stabilization of the structure and identify possible resources available before any enforcement is taken.
- Any interested party may request that the Historic Preservation Officer or appropriate City investigate whether a property is being "demolished-by-neglect".
- Following the investigation a report will be made detailing the issues and a determination made whether to follow steps required to secure a "Certificate of Appropriateness" or to follow the procedure under the Property Maintenance Code.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- 4** All new construction located within the North Goliad District shall be designed with heavy influence from one of the following architectural styles found in the district:

- Victorian Transitional
- Folk Victorian
- Cottage with Colonial Revival Influence
- Craftsman Bungalow

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- 4 Keep the predominant material of the proposed building consistent with historic materials in the district.
- 5 Ensure that the architectural details of the proposed building complement the architectural details of contributing structures in the district.
- 6 Make the exterior colors of the proposed building compatible with the natural materials and the paint colors of contributing buildings in the district, and ensure that they meet the guidelines for exterior color.
- 7 Contemporary construction that does not directly copy from historic buildings in the district but is compatible with them in height, proportion, roof shape, material, texture, scale, detail, and color, is strongly encouraged.

Building Orientation and Setbacks

- 1 The front of the structure shall be oriented to Goliad St.
- 2 Emphasize front entrances and orient them to the main street.

Scale and Proportion

- 1 The height, number of stories, width, mass, form, rhythm and general proportions of a new building shall conform to other contributing properties in the district
- 2 The front elevation shall appear similar in scale to that seen in contributing properties in the district. Houses built up until the mid-1930s tend to have substantial front porches, and often rear or side porches as well. Porches, projecting bays, balconies, and other façade elements should be aligned with those of existing buildings along the street. This alignment creates harmony and maintains the rhythm of façade proportions along the block length. Front widths of new buildings should correspond with existing building widths; however, a wider façade can be broken into separate elements that suggest front widths similar to those of neighboring buildings (See Figure A & B).

Fig. A

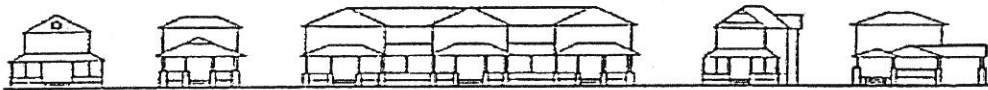
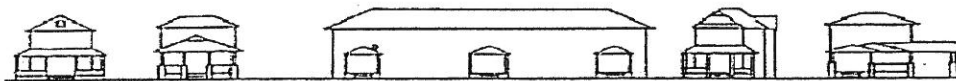


Fig. B



NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- 2** All windows and doors shall be typical of the general style of the new building and the period of the contributing buildings located within the district.
- 3** The use of windows on all elevations is typical and shall be incorporated in the design of new buildings.

Porches

- 1** Porch supports shall be an appropriate scale for the general style of architecture of the new structure and as defined by contributing properties located within the district.
- 2** The depth of the porch shall be consistent with the style of the new structure and to those on contributing buildings located within the district.
- 3** Porch balustrades shall be appropriate in size and style of the new structure and to those contributing buildings located within the district.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

VIII. DESIGN STANDARDS FOR SIGNAGE

Goal: *Signage on North Goliad Street should be non-intrusive and of similar design to minimize the effect on the historic residential streetscape.*

- 1 Signs must be located within the property and all permitted signs shall comply with the current City of Rockwall Sign Ordinance or as it maybe amended in the future and the following additional requirements.
- 2 Signs must identify on-site business only. No off-premise advertising is permitted.
- 3 The colors of the signs must blend with the colors of the structure.
- 4 Signs that are attached to the building should be small identification panels at entrance.
- 5 Signs hung on a porch will be considered. Signs can be hung between 2 porch posts.
- 6 Materials can be wood, metal or PVC composite. All sign edges must be finished (i.e. no exposed plywood edges).
- 7 Signs must be indirectly lighted.
- 8 Any sign that is internally lighted is not allowed.
- 9 Neon signage is not allowed.
- 10 Signs on a residential structure converted to commercial use should be a single free-standing and/or "swinging" sign with one or two support standards. One (1) detached single or two-pole sign not exceeding sixteen (16 sq.ft.) square feet in area and eight (8 ft.) feet in height is allowed per lot.
- 11 Signage must not cover architectural features.
- 12 Neon, LED or fiber optic signs are not permitted, including interior neon window signs.

ADMINISTRATIVE APPROVAL OF SIGNS

Administrative approval may be granted provided the sign design follows the *Design Standards* and the conditions below. Staff reserves the right to require HPAB approval for all proposed signage.

- 1 Accurate, full color renderings must be submitted for all sign permits.
- 2 No fluorescent colors may be used.
- 3 Signage using up to five (5) colors. The HPAB must review signs with a greater number.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Appendix "A" Contributing Properties

Address	Architectural Style	Approximate year built	Contribution Level
301 N. Goliad	Victorian Transitional	1909	High
303 N. Goliad	Cottage with Colonial Revival Influence	1940	Low
404 N. Goliad	Post WWII Ranch	1960	Medium
405 N. Goliad	Ranch	1985	Non-Contributing
406 N. Goliad	Cottage with French Influence	1940	High
501 N. Goliad	Victorian Transitional	1905	Medium
502 N. Goliad	Victorian Transitional	1913	Medium
504 N. Goliad	Folk Victorian	1900	Low
505 N. Goliad	Craftsman Bungalow	1914	Medium
506 N. Goliad	Craftsman Bungalow	1920	Medium
507 N. Goliad	Cottage with Colonial Revival Influence	1940	Medium
602 N. Goliad	Victorian Transitional	1910	Medium
603 N. Goliad	Cottage with Colonial Revival Influence	1940	Medium
604 N. Goliad	Post WWII Ranch	1950	High
702 N. Goliad	Victorian Transitional	1905	Low
703 N. Goliad	Cottage with Colonial Revival Influence	1940	Medium
704 N. Goliad	Cottage	1930	Low
705 N. Goliad	Folk Victorian	1905	Low
801 N. Goliad	Ranch	1955	High
802 N. Goliad	Ranch	1955	Medium
803 N. Goliad	Victorian Transitional	1905	Low

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Style	Number in District
Victorian Transitional	10
Folk Victorian	7
Craftsman Bungalow	3
Cottage with Colonial Revival Influence	8
Cottage with French Influence	1
Post WWII Ranch	2
Neo-Classical	1
Ranch Style Homes	5
Early Texas Ranch	1
Cottage	3
Bungalow	1

Contribution Level

High	9
Medium	17
Low	13
Non-contributing	3

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Historic Preservation means the identification, evaluation, recordation, documentation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance and reconstruction of historic structures or property, or any combination of the foregoing activities.

Historic Property means full range of properties identified in historic surveys and/or special studies which are significant in history, pre-history, architecture, engineering, archeology and culture, including properties significant to the whole nation or those significant at the state, regional or local level.

Landmark means a structure or property which is of value in preserving the historical, cultural, architectural or archeological heritage, or an outstanding example of design or a site closely related to an important personage, act or event in history.

Minor In-Kind Repairs means small-scale repairs to correct minor problems or damage to the exterior. Minor in-kind repairs do not include a change in design, material or outward appearance, only in-kind replacement or repair. Examples of minor in-kind repair include, but are not limited to: touch-up painting, replacement of a windowpane, caulking, securing loose boards, etc.

Non-Contributing Structure means a building, site, structure, or object which does not add to the historical architectural qualities, historical associations, or archaeological value for which a property or district is significant because it was not present during the period of significance. Due to alterations, disturbances, additions, or other changes it no longer possesses historic integrity reflecting its character at that time, is incapable of yielding important information about the period, or it does not independently meet the National Register criteria.

Porte cochere means a roofed extension of a building over a driveway that shelters passengers getting into and out of vehicles.

Preservation District means the area designated as having structures which may be suitable for inclusion in a historic district or districts.

Public Hearing means an opportunity for public comment in accordance with the City of Rockwall's Comprehensive Zoning Ordinance if to be held by the Historic Preservation Advisory Board or Planning and Zoning Commission, or applicable laws and procedures if to be held by the City Council.

Reasonable rate of return means a reasonable profit or capital appreciation which may accrue from the use or ownership of a structure or property as the result of an investment or labor.

Rehabilitation means the act or process of returning a structure or property to a state of utility through repair, remodeling or alteration that makes possible an efficient contemporary use while preserving those portions or features of the structure or property which are significant to its historical, cultural, architectural or archeological values.

Resource means a source or collection of objects, sites, structures, or property, which exemplifies the cultural, social, economic, political, archeological or architectural history of the nation, state or city.

Restoration means the act or process of accurately recovering the form and details of a structure or property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Routine Maintenance means any work to correct deterioration or decay of or damage to a structure or property, or any part thereof, and to restore it as nearly as practicable, to its condition, using the same materials or those materials available which are as close as possible to the original. The materials and manner the work is performed must comply with applicable codes and ordinances. Routine maintenance does not include a change in design, material or outward appearance, but does include in-kind replacement or repair. Examples of routine maintenance include, but are not limited to: repainting, replacement of roofing materials

11- Dec-06

To: Historic Preservation Advisory Board

From: P&Z Subcommittee on North Goliad historic district project

Robert,

The subcommittee of Planning and Zoning, consisting of Michael Lucas, Michael Hunter and Bill Bricker, have fully reviewed the latest version of the Design Review Guidelines written by Historic Preservation Advisory Boards. We have a multitude of comments concerning the document, which we viewed with an eye toward being a potential buyer of a property. This is the perspective from which most people will become involved with the guidelines.

In short there were three areas of concern. One, the document is quite long and has several points considered to be conflicting. Two, there appears to us to be areas of control that we feel are overkill for the HPAB and should be left out. Three, while the guideline does state that it accommodates growth and new construction, it is very unclear how that will be accomplished. The guideline discusses demolition without reference to how the approval process is considered. What are the criteria for allowing a demolition? In the discussion of new construction the guideline urges period architecture but the period of contributing homes is 1890's to 1950's roughly. What would an applicant use to determine what is acceptable?

Our subcommittee felt these items could be addressed and made clearer. And we were impressed with the detail and level of effort put into preparing the Design Review Guidelines. Unfortunately as they are written and the district is proposed to be structured we do not feel this plan would garner the support of the P&Z Commission.

The P&Z has repeatedly expressed a desire to see the North Goliad District develop in unison with the Uptown Rockwall development and for both to evolve in a cohesive and forward thinking fashion. The vitality of the City lies in these two districts and much new development is needed to achieve the goals of viable and economically driven revitalization of Rockwall's centrally located commercial and shopping districts.

Considering our primary roll in the organization of the City is planning for the future and zoning such that the plan is executable we feel that granting an historic district for the north Goliad area which includes all properties is counter to future plans. We discussed several alternatives to making the whole district historical, which would essentially give control of all the structures to the HPAB rather than P&Z where new construction more appropriately should be considered. We felt making the whole area historic could be a bottleneck to economic, commercially driven, remodeling and construction considerations, placing one more committee driven obstacle on the already difficult path to obtaining construction permits.

The subcommittee also felt it was overwhelming to take in all the structures. To this end we propose that the HPAB select the outstanding examples, capable of being maintained or restored in historic fashion given financial considerations and landmark these structures. Thus all the real "value" of the area will be preserved and the responsibility of the owners and the HPAB. The balance of the area should be zoned PD with detailed restrictions as to architecture of new construction. This could be done with a new PD, or with the existing PD and some changes to the restrictions. In either case it is felt the whole North Goliad district should be under one PD, and preferably a new district altogether to keep both side of Goliad with consistent guidelines with a PD. New buyers, current owners, and developers of the remaining structures not landmarked would then face only familiar steps and procedures to redevelopment in the area. We could have written into the PD that all the cases located within the PD would be given to the HPAB for review and their advice would then be provided P&Z prior to decisions being made. In this way the HPAB is involved on an advisory basis at a minimum with all the structures in the area.

We understand this is a departure from the HPAB's direction of taking all the area into the historic district. We feel that after review of the guidelines and gathering a better understanding of what this would mean to the future of the area that it would be better to be more selective of landmarked structures in the beginning rather than commit all structures to potentially cumbersome restrictions and guidelines.

Lastly, we question whether the new guidelines are necessary under our proposal. It would seem that the same guidelines used in Old Town would suffice and maintain consistency for historically landmarked structures. The future of the North Goliad area would be protected through more familiar PD requirements.

We would ask that these suggestions be given careful consideration by the HPAB and ask for their support in implementing these ideas. If we are in agreement staff could then be working toward properly constructed documents to reflect these suggestions.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

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NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

I. Vision Statement and Introduction

ABOUT THE GUIDELINES

The City of Rockwall recognized its first historic district in 2002 with the establishment of The Old Town Rockwall Historic District. In 2006, The North Goliad Historic District was added. The City of Rockwall recognizes each district as a special and unique place, to be protected as a community resource. Each district played an important role in the development of Rockwall. Many of our "founding mothers and fathers" built residences in Rockwall's historic districts. These historic areas are enjoyed by residents and visitors alike, and it is the intent of these guidelines to assure that they are protected for the present and preserved for the future.

Guidelines should be used when planning exterior changes to existing buildings or new construction within Rockwall's historic districts. They are written to encourage the preservation of the visual integrity of the districts. The guidelines are intended to identify the districts style, and to suggest choices to help property owners design new construction and renovation to preserve the historic integrity and value of their properties.

ACKNOWLEDGEMENTS

ROCKWALL PLANNING DEPARTMENT

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ROCKWALL HISTORIC PRESERVATION ADVISORY BOARD

Sherry Pittman, Chairman	Ross Ramsay, Vice-chairman
Marge Holcomb	Mary Hanrahan
Mark Russo	Lynn Davis
Jason Potts	Bob Cotti City Council Liaison

Vision Statement

We envision A Rockwall that retains and builds upon its charming Texas small town ambience, as expressed in its historic architecture, its Old Town Square, its tree lined streets and its traditional neighborhoods. And that welcomes and accommodates growth and change in a manner that builds upon our distinctive sense of place, the wise use of our community resources, our community spirit and quality of life.

-Excerpt from Home Town 2000 Plan

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

THE NORTH GOLIAD DISTRICT BACKGROUND INFORMATION

This distinct style of living described in our vision statement can trace its roots all the way back to the early 1850's when the first pioneer settlers came to the area. In 1854, the city was founded and over the next several decades the economy steadily grew and the citizens prospered. The Missouri, Kansas and Texas Railroad was built through Rockwall County in 1886, making the city of Rockwall a major shipping point for the area's main cash crop—cotton. Improved transportation, the construction of multiple cotton gins and the fertile blackland soil combined to keep Rockwall's economy booming well into the 1920's.

By 1917 the East Fork Levee District was developed, creating rich new farm land. At the time, Rockwall found itself with unprecedented prosperity. Land and cotton prices soared and local businesses grew rich. It was during these decades that well-off shopkeepers, businessmen, and politicians began to build beautiful homes with unique architectural elements that reflected their wealth. While many farmers remained in the rural areas, some who had done particularly well moved to town for a more genteel lifestyle. They, too, built homes that reflected their new social position. By the late twenties, cotton prices had started to decline and this, coupled with the arrival of the Great Depression, marked an abrupt end to decades of prosperity.

Today, some of the remnants and reminders of those prosperous decades lie within the North Goliad Historic District, a broad tree-lined residential street located to the north of the town square. Goliad Street (SH205) has historical significance as a major entrance from the north into Rockwall, and the District contains 42 structures and numerous outbuildings that exemplify a wide variety of significant architectural styles. Many of these structures were built between 1890 and 1920 when Rockwall experienced unprecedented growth. Today, as Rockwall grows at an even faster pace, it is essential to retain these structures as a perfect snapshot of Rockwall's hometown history.

In 2006, with rapid growth in the Rockwall area, The Texas Department of Transportation is proposing roadway improvements to Goliad Street (SH 205) to meet increased transportation needs. Demand for office and retail space in the downtown area has spurred zoning changes from residential to residential office to accommodate businesses locating on North Goliad. The guidelines developed for The North Goliad Historic District serves to stimulate investment in both residential and commercial uses for the district while preserving the integrity of North Goliad through required review of exterior design and signage. Restoration of historic structures is encouraged with tax incentives and design guidelines to ensure that new construction complements existing structures.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

PRESERVATION THEORY

Citizens accept a stewardship responsibility when owning property within a historic district, or a City Landmark. Property owners enjoy the advantage of increased economic values and protection from unwanted and threatening development. Yet, as stewards of such important buildings, owners share a responsibility for helping maintain the distinctive qualities of their unique historic district.

This can be done by:

1. Making regular exterior inspections of your properties to determine if repairs are needed.
2. Repair rather than replace. Many times only a small part of a building element is worn out. For example – replace only a window sash, saving the original window. If an item must be replaced, replace with like materials.
3. Respect the original design character of the building – analyze the building to determine which elements are essential to its character. Don't try to make a building look older or younger in style than it really is. Adding 'historic' details that were not in fact used on the property, or "modernizing" a building are equally damaging to the original character of the historic buildings.
4. New uses that require the least change to existing structures are encouraged. Every reasonable effort should be made to provide a use for the building that will require minimal alterations to the building and its site.

HOW THE REVIEW PROCESS WORKS

In 1991, the City Council established the Historic Preservation Advisory Board (HPAB) to serve as an advisory board to the City Council and to administer Rockwall's historic preservation program. The (HPAB) is comprised of seven members appointed by the City Council and charged with maintaining the architectural and historic integrity of Rockwall's Historic Districts. The HPAB uses the Historic District Guidelines as the basis for review of proposed projects. The Historic District Guidelines are an adopted part of the city's Unified Development Code Ordinance 04-38, and relate only to the exterior appearance and the siting of structures on a property. The guidelines are available to the public as a guide for the renovation of existing structures and/or new construction projects.

The board was also given the responsibility to review all building permits, new construction and exterior changes to structures within historic districts and to designated City Landmarks. Minor alterations which include repairs of roofs, foundation, etc. with no change of material can be approved by city staff, but major alterations such as changes to the existing exterior, additions, new construction or demolitions and relocations require a Certificate of Appropriateness and are reviewed by the Historic Preservation Advisory Board at their monthly meetings. Following the review, a Certificate of Appropriateness will be approved or denied. Meetings are held on the Third Thursday of each month at 6:30 p.m. and applications must be submitted at least eleven (11) days in advance.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Certificate of Appropriateness perspective applicants are encouraged to always meet with staff prior to submission of an application. Perspective applicants are also encouraged to request a formal appointment with the Board at the regularly scheduled monthly meeting.

The following activities may be done without further review:

- Repainting
- Interior changes
- In-kind maintenance

Additionally, there may be sections of the City's Building Code that apply to the project. In no way should these guidelines be considered a substitute Code, nor does a structure's presence within the districts absolve the owner from compliance with city codes. **BUILDING PERMITS MUST BE OBTAINED!**

OTHER APPLICABLE ORDINANCES AND REGULATIONS

The following City of Rockwall ordinances may also apply. Please contact the Planning Department for more information.

Unified Development Code (UDC):

The UDC defines things such as setbacks, height and outlines specific uses for various properties located with the City depending on their zoning.

Landscape Ordinance:

The Landscape Ordinance provides for standards and maintenance of landscaping types and arrangement for all non-single family zoned properties including the Residential Office (R-O) zoning district.

Building Code:

All non-residential properties (including those located in PD-50) must comply with the Adopted Building Code for the City of Rockwall. A permit from the Building Inspection and Engineering departments may be required.

Tree Preservation Ordinance

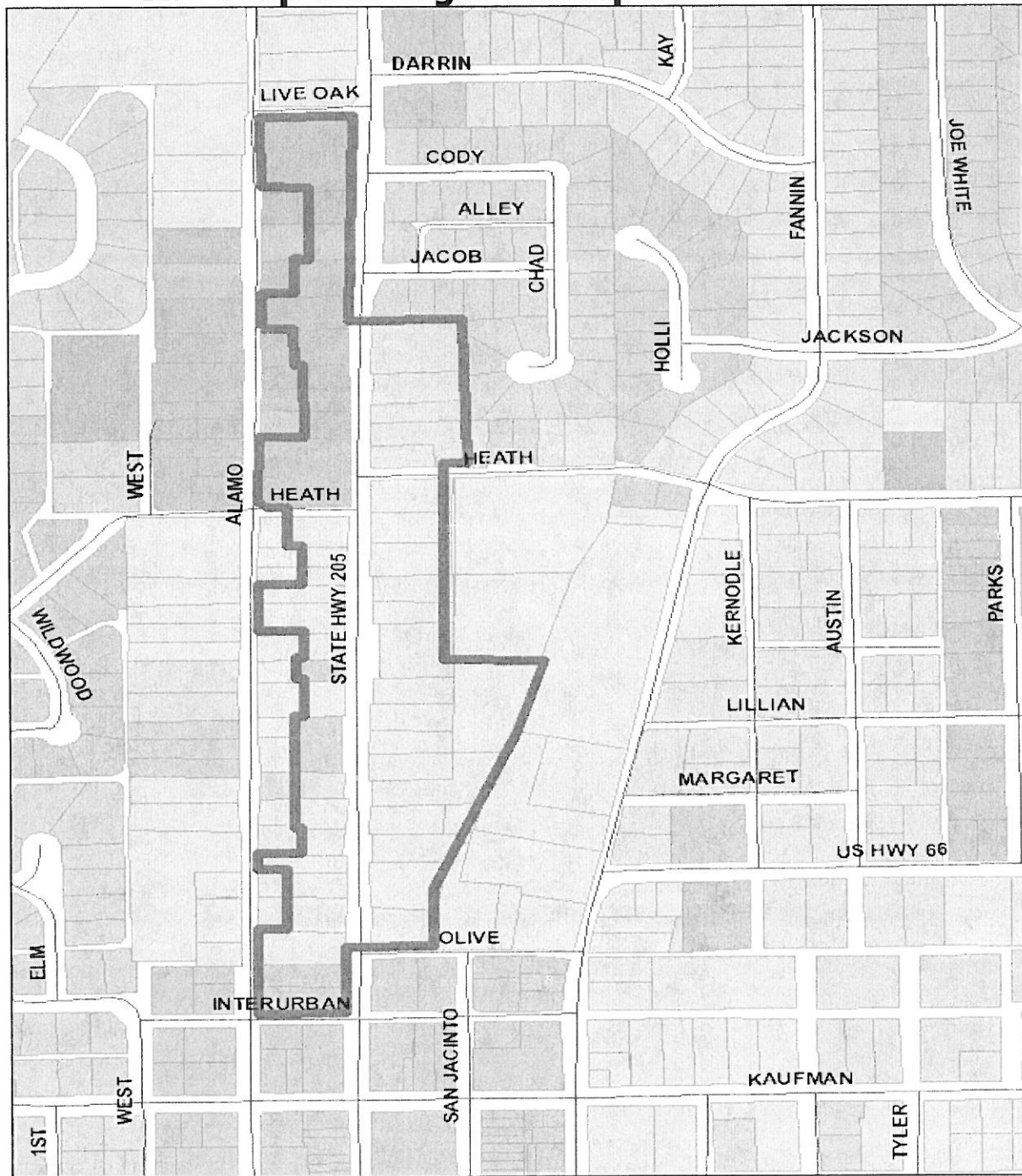
The Tree Preservation Ordinance provides for standards for removal and preservation of existing trees for all non-single family zoned properties including the Residential Office (R-O) zoning district.

Historic Maintenance Guide

The Historic Maintenance Guide provides homeowners insights in caring for a historic home and property.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

II. Map and Legal Description



Legend

— ROADS

North Goliad Historic District



NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

III. SIGNIFICANT HOUSING STYLES BUILT IN THE NORTH GOLIAD HISTORIC DISTRICT FROM THE 1850s-1950s

VICTORIAN TRANSITIONAL (1890-1920)



Identifying Features

- One- or two-story wood frame construction with wood siding
- Roof lines were often a combination of gables and hips, with dormers added and decorative treatments in the gable ends
- Window styles varied from simple one over one panes to multi-pane decorative styles
- Single Front entrance doors had sidelights and sometimes transoms

The Victorian Transitional homes built in Rockwall were reminiscent of the Queen Anne and Italianate Victorian styles, but less ornamentation was added. They often incorporated features from the Craftsman Bungalow and Prairies styles.

FOLK VICTORIAN (1870-1910)



Identifying Features

- One- or two-story wood frame construction with clapboard siding
- Gabled roofs originally had wood shingles and the exterior wall siding continued into the gable ends
- Cornice lines and porches are the areas where Victorian details were most often added
- Porch supports are commonly either Queen Anne type turned spindles or square posts

Folk Victorian homes were a variation of the earlier National Folk Style. Industrialization and expansion of the railroads made mill-sawn lumber, mass produced windows and doors and Victorian embellishments available to add decorative detail to the more basic National Folk houses. Many Folk Victorian homes in Rockwall were built with an L-shaped floor plan.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

CRAFTSMAN BUNGALOW (1905-1930)



Identifying Features

- Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang
- Wood siding with decorative elements expressing structural consideration - roof rafters were often exposed; decorative beams or braces were commonly added under gables
- Ample porches with roofs that are supported by square and often tapered columns; columns or pedestals on which they sat frequently extend to ground level.
- Grouped windows often had decorative panes

Craftsman Bungalows evolved from The Arts & Crafts movement that began in England as a protest against the fussiness of Victorian architecture. The movement received enthusiastic support from forward thinking young American architects. The bungalow was the most popular house style in America from the turn of the century until the depression years.

COTTAGE WITH COLONIAL REVIVAL INFLUENCE (1935-1950)



Identifying Features

- Low-pitched, gabled roof with little overhang
- Clapboard siding extending into the gable ends
- Colonial Revival features include multi-pane, shuttered wood windows – 8/8 light and 12/12 light are found on North Goliad Street
- Plain exterior end chimneys were common

Post depression and World War II houses reflected the austere times that had preceded their construction with minimal ornamentation added. Many simple one story cottages were built on North Goliad Street during these years with Colonial Revival detailing.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

IV. DESIGN GUIDELINES FOR EXISTING BUILDINGS

Goal: *The historical appearance of the building should be retained. When considering remodeling, renovations, or extensions/additions to existing properties, collection and review of historic documentation photos, etc. will help determine what is appropriate for the building.*

GUIDELINES FOR EXTERIOR FAÇADE AND ARCHITECTURAL DETAILS

Goal: *The exterior materials used and architectural details define the character of historic buildings. Maintenance, repair and preservation of the originals are strongly encouraged. Replacement should duplicate the original as closely as possible.*

- 1** Retain and preserve the original shape, form, height, materials, and details of historic walls.
- 2** Retain and preserve all architectural features that are character-defining elements of exterior walls, such as bays, cornices, storefronts, arches, quoins, cornerboards, and brackets.
- 3** Retain and preserve historic wall materials whenever possible. If replacement is necessary, use new materials that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.
- 4** If replacement of a wall element or detail is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture, and detail.
- 5** Locate new vents and mechanical connections through historic walls on non-character-defining walls or inconspicuously on side or rear walls where they will not be visible from the street.
- 6** It is not appropriate to apply paint or other coatings to unpainted wall material that was historically not coated.
- 7** It is not appropriate to introduce new wall features, such as vents, bays, and door or window openings, if they would diminish the original design of the wall or damage historic wall materials.
- 8** It is not appropriate to replace or cover wooden siding or trim with a substitute cladding material such as aluminum siding, vinyl siding, or brick veneer.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

GUIDELINES FOR ROOF MAINTENANCE, REPAIR OR REPLACEMENT

Goal: *Roof features contribute significantly to the historic character of buildings. The historical shape, overhang and character-defining elements, such as chimneys and dormers, should be preserved. The original roofing material should be duplicated as closely as possible when replacement is necessary.*

- 1** Retain and preserve the original shape, line, pitch, and overhang of historic roofs.
- 2** Retain and preserve all architectural features that are character-defining elements of the roof, such as cupolas, chimneys, dormers, and turrets.
- 3** Substitute material for current historic material only when historic material is not available or feasible (requires C of A).
- 4** Locate roof ventilators, antennas, and solar collectors on non-character-defining roofs or inconspicuously on rear slopes where they will not be visible from the street. It is not appropriate to locate them on front or street elevations.
- 5** Install low-profile ridge vents if they are desired, provided that they do not diminish the original design of the roof or destroy historic roofing materials and details.
- 6** It is not appropriate to paint or apply coatings to roofing material that was historically not coated.
- 7** Generally, it is not appropriate to replace concealed, or built-in, gutters with exposed gutters.
- 8** Roof features, such as skylights, vents and dormers may not be added if they alter a façade visible from the street.
- 9** If new gutters and downspouts are necessary, install them so that no architectural features are damaged or lost.
- 10** Coat replacement gutters and downspouts with paint or a baked-enamel finish in a color appropriate to the color of the house, unless they are made of copper.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR WINDOWS, DOORS AND AWNINGS

Goal: *Original windows and doors are significant character-defining details that help identify the age of historic buildings. They should be maintained and preserved. When replacement becomes necessary, the original should be duplicated as closely as possible and the opening size unchanged.*

- 1** Retain and preserve original windows and doors.
- 2** Retain and preserve openings and details of windows and doors, such as trim, sash, glass, lintels, sills, thresholds, shutters, and hardware.
- 3** If replacement of a window or door element is necessary, replace only the deteriorated element to match the original in size, scale, proportion, pane or panel division, material, and detail.
- 4** Construct replacement shutters of wood, size them to window openings, and mount them so that they are operable. It is not appropriate to introduce window shutters where no evidence of earlier shutters exists.
- 5** When adding storm windows to a contributing building in the district interior storm windows should be used. When existing storm windows are replaced on a property ones that are coated with paint or baked-enamel finish in an appropriate color should be selected.
- 6** Select wooden storm or screen doors that are stained in a natural wood color or painted to match the building or the trim. Incorporate full glazed panels in storm doors to maximize the view of the existing door. Install storm or screen doors so that the existing door and frame are not damaged or obscured. Metal storm or screen doors are not appropriate.
- 7** If fabric awnings are historically appropriate, install them in porch, door, or window openings so that architectural features are not concealed and historic materials not damaged. Select colors appropriate to the color of the building.
- 8** It is not appropriate to install aluminum awnings over porch, door, or window openings.
- 9** It is not appropriate to replace windows or doors with stock items that do not fill the original openings or duplicate the unit in size, material, and design. Snap-in muntins are not appropriate replacements for true divided-light window panes.
- 10** It is not appropriate to replace transparent glazing in windows or doors with tinted glazing.
- 11** Generally, it is not appropriate to paint transparent or translucent glazing.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- 12** It is not appropriate to fill in existing window or door openings if it would diminish the historic character of the building. It is not appropriate to replace or cover glazing with plywood.
- 13** It is not appropriate to introduce new windows or doors if they would diminish the original design of the building or damage historic materials and features. Keep new windows and doors compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and details.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR PORCHES

Goal: Porches are often primary features of historic buildings contributing significantly to their character. The original porch should be maintained and preserved. Replacement of features should match the original. Every effort should be made to document original configuration of an existing porch when reconstructing a missing porch.

- 1 Retain and preserve historic porches, entrances, and balconies.
- 2 Retain and preserve all architectural features that are character-defining elements of porches, entrances, and balconies, including piers, columns, pilasters, balustrades, rails, steps, brackets, soffits, and trim.
- 3 Retain and preserve historic porch and balcony material, such as flooring, ceiling board, lattice, and trim, whenever possible. If replacement is necessary, use new material that matches the historic material in composition, dimension, shape, color, pattern, and texture.
- 4 If replacement of a porch element or detail is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture, and detail.
- 5 If a historic porch, entrance, or balcony is completely missing, replace it with either a reconstruction based on accurate documentation or a new design compatible with the historic character of the building in height, proportion, roof shape, material, texture, scale, detail, and color.
- 6 When introducing reversible features to assist people with disabilities, take care that the original design of the porch or the entrance is not diminished and historic materials or features are not damaged.
- 7 It is not appropriate to enclose front porches or balconies.
- 8 Enclosure of side or rear porches and balconies is discouraged. If enclosure of a side or rear porch is required for a new use, design the enclosure so that the historic character and features of the porch are preserved.
- 9 It is not appropriate to add elements or details to a porch or an entrance in an attempt to create a false historical appearance.
- 10 It is not appropriate to replace wooden porch floors or steps with concrete or brick ones.
- 11 It is not appropriate to add new porches, entrances, or balconies to primary elevations where none previously existed.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR DECKS

Goal: *To insure that decks added to historic structures do not compromise the historic buildings character or damage significant features.*

- 1** Contemporary decks are popular substitutes for more traditional patios and terraces. Compatible decks can be acceptable additions to historic buildings if they are located in inconspicuous locations and screened from public view. As with other additions, it is important not to compromise a building's historic character or damage significant features and materials through the introduction of a deck. It is also important to design decks so that they can be removed in the future without significant damage to the historic building.
- 2** The compatibility of the materials, the details, the scale, and the color of proposed decks with the existing building will be evaluated. The design of the deck's railing and the screening of its framing are both opportunities to tie the deck visually to the historic building.
- 3** Locate decks in inconspicuous areas, usually on the rear or least character-defining elevation of the historic building.
- 4** Screen decks from public view.
- 5** Design decks to be compatible in material, color, and detail with the historic building.
- 6** Design deck railings to be compatible in material, color, scale, and detail with the historic building.
- 7** Construct decks so that they can be removed in the future without damaging the historic structure.
- 8** Construct decks so that there is the least possible loss of historic fabric. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.
- 9** It is not appropriate to remove significant features or elements of a historic building, such as a porch, to construct a deck.
- 10** Paint or stain decks in colors compatible with the color of the historic building.
- 11** Generally, align the height of the deck with the floor level of the historic building. If applicable, install compatible skirt boards and, where appropriate, lattice panels to screen deck framing.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR MASONRY

Goal: *Masonry walls or foundations should be maintained and preserved. Chimneys are the most common and character-defining masonry feature in the district and should be maintained and preserved.*

- 1** Retain and preserve original masonry walls, foundations, and roofs.
- 2** Retain and preserve all masonry construction features that are character-defining elements of historic buildings, including chimneys, arches, quoins, cornices, and pediments.
- 3** Retain and preserve historic masonry materials whenever possible. If replacement is necessary, use new materials that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.
- 4** It is not appropriate to apply paint or other coatings to unpainted masonry elements that were historically not coated.
- 5** It is not appropriate to apply non-traditional masonry coatings such as waterproofing and water repellents to masonry as a substitute for repointing or repair. Use such coatings only if masonry repairs have failed to eliminate water-penetration problems.
- 6** Paint previously painted masonry elements in dark colors that best reflect the color of the masonry material.
- 7** Removal of paint from masonry surfaces is not recommended unless the brick is of high quality and was intended to be exposed. Undertake removal only with a chemical paint remover specifically formulated for masonry. Always test the remover on an inconspicuous area or a test panel first.
- 8** It is not appropriate to use high-pressure cleaning methods such as sandblasting and waterblasting on historic masonry surfaces. Such cleaning techniques permanently damage the masonry surface and accelerate deterioration.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR PRESERVING SECONDARY BUILDINGS

Goal: *Secondary buildings include garages, carriage houses, barns, sheds and storage buildings. Because secondary buildings help interpret how an entire lot was used historically, preservation is highly encouraged*

- 1** When preserving a historic secondary building, respect its character-defining features such as primary materials, roof materials, roof form, historic windows, historic doors and architectural details.
- 2** Avoid when possible moving a historic secondary building from its original location.
- 3** If an existing secondary building is beyond repair, then replacing it in-kind is encouraged. An exact reconstruction of the accessory structure is not necessary. The replacement should be compatible with the overall character of the historic structure, while accommodating new uses.

DESIGN GUIDELINES FOR PAINT

Goal: *Proper preparation and application of paint is critical in preserving historic exterior wood. Original material should be maintained and protected. Paint colors selected should be appropriate to the style of the building. Previously unpainted surfaces should not be painted.*

- 1** Protect original building material that was painted by maintaining a sound paint film.
- 2** It is not appropriate to paint unpainted brick and stone, or to paint copper and bronze.
- 3** Coat exterior storm windows with paint or a baked-enamel finish in a color appropriate to the color of the house, usually the same color as the window sash or trim.
- 4** It is not appropriate to apply paint or other coatings to unpainted wall material that was historically not coated.
- 5** It is not appropriate to apply paint or other coatings to unpainted foundations that were historically not coated.
- 6** Select paint colors that are appropriate to the historic building and district.
- 7** Wood surfaces must be painted and/or stained.
- 8** Masonry surfaces must be left unpainted. This protects the masonry and allows it to breathe.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR ADDITIONS TO EXISTING BUILDINGS

Goal: *Introduce additions that are compatible with the historic building and that do not compromise the building's historic character or destroy significant features.*

The introduction of additions compatible with a historic building in the district is acceptable if the addition does not visually overpower the original building, compromise its historic character, or destroy any significant features and materials. By placing additions on inconspicuous elevations and limiting their size and height, the integrity of the original building can be maintained. Additions should be designed so that they can be removed in the future without significant damage to the historic building or loss of historic materials.

The compatibility of proposed additions with a historic building will be reviewed in terms of the mass, scale, materials, color, roof form, proportion and spacing of windows and doors. Additions should echo the style of the original structure, but it is important to differentiate the addition from the original building so that the original form is not lost.

- 1** Construct additions so that there is the least possible loss of historic materials. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.
- 2** Limit the size and the scale of additions so that they do not visually overpower historic buildings.
- 3** Locate additions as inconspicuously as possible, on the rear or least character-defining elevation of historic buildings.
- 4** Design additions so that they are differentiated from the historic building. It is not appropriate to duplicate the form, the material, the style, and the detail of the historic building so closely that the integrity of the original building is lost or compromised.
- 5** Design additions so that they are compatible with the historic building in mass, materials, color, and proportion and spacing of windows and doors.
- 6** For the predominant material of the addition, select a historic material that is compatible with the historic materials of the original building.
- 7** Design the roof form to be compatible with the historic building and consistent with contributing roof forms in the historic district.
- 8** Design the foundation height and the eave lines of additions generally to align with those of the historic building.
- 9** Design additions so that they can be removed in the future without damaging the historic building.
- 10** It is not appropriate to construct an addition that is taller than the original building.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR SITE DETAILS

Front Yard Fences, Parking, Driveways & Lighting

Goal: *Fences, driveways, parking areas and lighting should be designed to preserve the historic streetscape and the residential appearance of the property. Lighting should not pollute adjacent properties.*

- 1** Maintain any existing wooden picket fence.
- 2** All front yard fences located within the district should be wooden picket.
- 3** The new design should be compatible with the architectural style of the building and the new fence must be painted.
- 4** The installation of front yard fences shall not require Historic Preservation Advisory Board approval if they comply with the *Design Standards* and do not exceed 42" in height. All front yard fences require approval from the City Council prior to issuance of a building permit by the Building Inspection Department.
- 5** Synthetic fencing materials, including but not limited to PVC and/or vinyl, may be reviewed on a case-by-case basis by the Historic Preservation Advisory Board.
- 6** Locate off-street parking to the rear of the property.
- 7** New circular drives in front yards are not permitted.
- 8** Paving the front yard for parking is not permitted.
- 9** Fixtures original to the dwelling should be preserved and maintained. Historic fixtures can be reconditioned and rewired.
- 10** Lighting must be designed to cast light on the intended objects and shielded from areas beyond that intent so that the eyes of drivers, pedestrians, or neighbors are not blinded.
- 11** Fixtures introduced to the exterior of a structure should be compatible with the style, scale and period of the structure, based on traditional designs.
- 12** Mount new fixtures on porch ceilings or adjacent to entrances.
- 13** Inset ceiling lights that spread soft light over your porch entrance are permitted.
- 14** If freestanding fixtures are installed, they should be compatible with the character and scale of the building.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- 15** Security lighting, such as flood lights, should be mounted on rear or sides of structures rather than on front.
- 16** Security, accent and other lighting should be kept small, simple in design, and their number kept to a minimum. The light source must be concealed from view from the street.
- 17** Parking lot lighting shall be limited to decorative antique style pole lighting. All lighting shall have a maximum height of 12 feet.
- 18** All lighting shall be contained on site with no spill onto adjacent properties.
- 19** All lighting should be of an incandescent style.
- 20** The use of vapor or sodium lighting is not permitted.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

V. GUIDELINES FOR RELOCATION, DEMOLITION, & DEMOLITION BY NEGLECT

Goal: *Preservation is the primary goal of the NGHD Guidelines and therefore Relocation is the preferred alternative of the Historic Preservation Advisory Board.*

DEMOLITION OF BUILDINGS

1 Work with the Historic Preservation Advisory Board to seek alternatives to demolition.

- A Certificate of Appropriateness is required for demolition of a contributing building either primary or secondary.

2 If all alternatives have been exhausted, follow these guidelines for demolition:

- Make a permanent record of a significant structure before demolition. The record shall consist of photographs and other documents, such as drawings, that describe the architectural character and the special features of the building. The board determines on a case-by-case basis the precise documentation of a specific building that is required and the person who is responsible for producing that documentation. The documentation must be submitted for review by the board before the demolition. The record is retained by the City of Rockwall.
- Identify salvageable materials and potential buyers of recipients of salvaged materials. The removal of all salvageable building materials before demolition is encouraged, and may be required depending on the significance of the building.
- Plant the site or appropriately maintain it until it is reused. If the site is to remain vacant for over one year, it should be improved to reflect an appearance consistent with other open areas in the district.

RELOCATION OF BUILDINGS

1 Document original site conditions before moving the structure. Use photographs and other written or graphic items such as site plans to record the original setting.

2 If a structure is moved to a site within the historic district—

- Assess the architectural compatibility of the relocated structure with adjacent buildings according to the guidelines for new construction.
- Review the proposed sitting, setback, landscaping, and other site-specific treatments according to pertinent guidelines.
- Ensure that the relocation will not damage existing historic buildings or the character of the district.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DEMOLITION-BY-NEGLECT

Although the Property Maintenance Code should prevent this situation from occurring in the future, there may be some properties to which this section could apply.

- Demolition-by-neglect is the absence of maintenance of any structure that results in the deterioration and threatens the preservation of the structure.
- The demolition-by-neglect procedure serves as a mechanism that allows the City Staff and the Historic Preservation Advisory Board to work with property owners to encourage maintenance and stabilization of the structure and identify possible resources available before any enforcement is taken.
- Any interested party may request that the Historic Preservation Officer or appropriate City investigate whether a property is being "demolished-by-neglect".
- Following the investigation a report will be made detailing the issues and a determination made whether to follow steps required to secure a "Certificate of Appropriateness" or to follow the procedure under the Property Maintenance Code.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

VI. DESIGN GUIDELINES FOR NEW CONSTRUCTION

GENERAL CONSIDERATIONS

Goals: *New construction in the historic district is encouraged if the proposed design and site plan are compatible with the district's character. The guiding principle for new construction is that it should recall historic themes, style, scale and detailing without exactly duplicating.*

Historic neighborhoods have an established sense of scale and atmosphere. This is achieved through the repetitious nature of structures similar in height, massing, setting, etc. These neighborhoods may also have a pedestrian orientation, which is emphasized by front porches, uniform setbacks, and clearly visible facades. Inserting a new building into a historic district takes careful planning, so the new construction can reinforce and respect the architectural integrity and distinct characteristics of the district. The height, proportion, roof shape, materials, texture, scale, details, and color of the proposed building must be compatible with existing historic buildings in the district.

Since construction in the historic district has taken place continuously, a variety of building types and styles result which demonstrate the changes in building tastes and technology over the years. New construction in the North Goliad Historic District should recall historic themes, style, scale and detailing. Moving buildings from this period onto vacant space within the district will normally be preferred to new construction. An older structure that is moved in may be similar enough in design to existing buildings to be considered a contributing structure within the district.

Look at the siting, and mass of the other buildings in the neighborhood. Notice setbacks heights, parking arrangements and building shapes. Observe the building forms and materials of surrounding contributing buildings, in the district. Be aware of the elements that are repeated nearby, such as certain roof pitches, window shapes, siding and window trim which have traditionally been used.

- 1 These guidelines apply only to the exteriors of buildings and to areas of lots visible from the public right-of-way or as required in any planned unit development.
- 2 The public facades (front and street-related elevations) of the proposals for new buildings will be reviewed.
- 3 Continuity of the mass, scale and form of buildings gives a street and a neighborhood a sense of consistency and human friendliness. New properties should be consistent with existing historic houses along the street in terms of height, scale, mass, form, rhythm and other design characteristics of existing houses, both on the same and on opposite sides of the street. The dominance of that pattern and rhythm of design characteristic must be respected and not disrupted. Predominant weight should be given to compatibility with existing historic houses. Interpretations of the Guidelines should allow for innovative and unique architectural designs so long as they are compatible with the District 's historic character.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- 4 All new construction located within the North Goliad District shall be designed with heavy influence from one of the following architectural styles found in the district:

- Victorian Transitional
- Folk Victorian
- Cottage with Colonial Revival Influence
- Craftsman Bungalow

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINE FOR PRIMARY BUILDING

Goal: *Infill vacant lots and badly deteriorated buildings with new construction designed to be compatible with and complement the existing historic properties.*

Site Plan

- 1** The site plan and lay out of the structure should be compatible with surrounding properties.
- 2** Front widths of new building should correspond with existing building widths; however, a wider façade can be broken into separate elements that suggest front widths similar to those of neighboring buildings. Where lots are combined to create a larger development, the building to lot proportions should visually suggest a relationship with adjacent buildings by breaking large building masses into smaller elements. Where a building site is comprised of multiple lots, the new building should be clearly of similar proportion to other buildings on the same block.
- 3** Keep the setback of the proposed building consistent with the setback of adjacent district buildings or nearby district buildings fronting on the same street.
- 4** Make the distance between the proposed building and adjacent district buildings compatible with the spacing between existing district buildings fronting on the same street.
- 5** Keep the orientation of the proposed building's front elevation to the street consistent with the orientation of existing contributing buildings' front elevation to the street.
- 6** Make all proposed site features and secondary structures, including garages, outbuildings, fences, walls, and landscaping masses, compatible with site features and secondary structures in the district.
- 7** Ensure that all proposed exterior lighting and signage meet the pertinent guidelines for design.

Building Design

- 1** Design the height of the proposed building to be compatible with the height of historic buildings on the block or the street, not varying more than ten percent from their average height. Generally, keep the height of new construction at or under thirty-six feet. The height of proposed features not intended for human occupancy, such as chimneys, steeples, spires, and cupolas, shall be reviewed on an individual basis.
 - 2** New building design should include windows and doors that are compatible in proportion, shape, position, location, pattern, and size with windows and doors of contributing structures in the district.
 - 3** Keep the roof shape of the proposed building consistent with roof shapes in the district: gable, hip, gambrel, and flat.
-

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- 4 Keep the predominant material of the proposed building consistent with historic materials in the district.
- 5 Ensure that the architectural details of the proposed building complement the architectural details of contributing structures in the district.
- 6 Make the exterior colors of the proposed building compatible with the natural materials and the paint colors of contributing buildings in the district, and ensure that they meet the guidelines for exterior color.
- 7 Contemporary construction that does not directly copy from historic buildings in the district but is compatible with them in height, proportion, roof shape, material, texture, scale, detail, and color, is strongly encouraged.

Building Orientation and Setbacks

- 1 The front of the structure shall be oriented to Goliad St.
- 2 Emphasize front entrances and orient them to the main street.

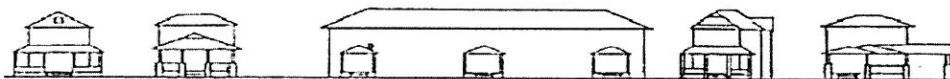
Scale and Proportion

- 1 The height, number of stories, width, mass, form, rhythm and general proportions of a new building shall conform to other contributing properties in the district
- 2 The front elevation shall appear similar in scale to that seen in contributing properties in the district. Houses built up until the mid-1930s tend to have substantial front porches, and often rear or side porches as well. Porches, projecting bays, balconies, and other façade elements should be aligned with those of existing buildings along the street. This alignment creates harmony and maintains the rhythm of façade proportions along the block length. Front widths of new buildings should correspond with existing building widths; however, a wider façade can be broken into separate elements that suggest front widths similar to those of neighboring buildings (See Figure A & B).

Fig. A



Fig. B



NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Building Materials

- 1** Horizontal lap siding and clapboard with lap exposure a minimum of two inches and a maximum of 5" are the most prevalent exterior cladding materials on contributing properties within the district and is allowed by right.
- 2** Cementitious Side and Hardi board (Hardi Plank) with lap exposure a minimum of two inches and a maximum of 5" shall be considered by the board on a case by case basis.
- 3** Brick should be limited to porch support and chimneys. Other masonry materials and siding other than those listed above are prohibited.

Architectural Elements and Details

- 1** Cornice trim and other decorative details/architectural elements should be compatible with those found on contributing buildings within the district.
- 2** Decks and patios should be limited to the rear of the primary building.
- 3** Chimneys should be constructed in scale with the proposed building as defined by the architectural style. Chimneys should be constructed of brick masonry units.
- 4** Exterior building columns should be of style and materials of contributing buildings within the district.
- 5** Architectural and decorative elements should be joined together in the typical style and period of contributing buildings within the district.

Roof Criteria

- 1** Roof shape, form, design and materials shall be typical of style of the new building and consistent with the period of contributing buildings within the district.
- 2** The roof overhang should be consistent with the architectural style of the new building.
- 3** The degree and direction of roof slope and pitch should be consistent with the general style of the new building and consistent with the period of contributing buildings within the district.
- 4** The eaves or soffit heights of a building should be consistent with the style of the new building and the heights of contributing buildings with the same number of stories within the district.

Windows and Doors

- 1** The number, pattern, placement, proportions and materials of windows and doors should be compatible with the style of the new building and compatible with those of contributing properties within the district.
-

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- 2 All windows and doors shall be typical of the general style of the new building and the period of the contributing buildings located within the district.
- 3 The use of windows on all elevations is typical and shall be incorporated in the design of new buildings.

Porches

- 1 Porch supports shall be an appropriate scale for the general style of architecture of the new structure and as defined by contributing properties located within the district.
- 2 The depth of the porch shall be consistent with the style of the new structure and to those on contributing buildings located within the district.
- 3 Porch balustrades shall be appropriate in size and style of the new structure and to those contributing buildings located within the district.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR DECKS

Goal: *To insure that decks on new buildings complement the design and character of the structure.*

Contemporary decks are popular substitutes for more traditional patios and terraces. Compatible decks are acceptable on new buildings, if they are located in inconspicuous locations and screened from public view.

- 1 Locate decks in inconspicuous areas, usually on the rear or least character-defining elevation of the new building.
- 2 Screen decks from public view.
- 3 Design decks to be compatible in material, color, and detail with the building.
- 4 Design deck railings to be compatible in material, color, scale and detail with the building.
- 5 Paint or stain decks in color compatible with the color of the building.
- 6 Generally, align the height of the deck with the floor level of the building. If applicable, install compatible skirt boards and, where appropriate, lattice panels to screen deck framing.

DESIGN GUIDELINES FOR NEW SECONDARY BUILDINGS

Goal: *Secondary buildings include garages, carriage houses, barns, sheds, and storage buildings. A new secondary building should be subordinate to the primary structure on a site.*

- 1 A secondary building should reflect the architectural character and style of historic secondary buildings in the district.
 - 2 Secondary buildings should be located to the rear of the lot.
 - 3 Secondary buildings should remain subordinate, in terms of mass, size and height, to the primary structure.
 - 4 Pre-manufactured metal storage buildings are not allowed.
 - 5 Maintain the traditional range of building materials on secondary buildings. Appropriate siding materials for secondary buildings include: wood siding, hardi-board, vertical board and batten siding or corrugated metal.
-

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

VIII. DESIGN STANDARDS FOR SIGNAGE

Goal: *Signage on North Goliad Street should be non-intrusive and of similar design to minimize the effect on the historic residential streetscape.*

- 1 Signs must be located within the property and all permitted signs shall comply with the current City of Rockwall Sign Ordinance or as it maybe amended in the future and the following additional requirements.
- 2 Signs must identify on-site business only. No off-premise advertising is permitted.
- 3 The colors of the signs must blend with the colors of the structure.
- 4 Signs that are attached to the building should be small identification panels at entrance.
- 5 Signs hung on a porch will be considered. Signs can be hung between 2 porch posts.
- 6 Materials can be wood, metal or PVC composite. All sign edges must be finished (i.e. no exposed plywood edges).
- 7 Signs must be indirectly lighted.
- 8 Any sign that is internally lighted is not allowed.
- 9 Neon signage is not allowed.
- 10 Signs on a residential structure converted to commercial use should be a single free-standing and/or "swinging" sign with one or two support standards. One (1) detached single or two-pole sign not exceeding sixteen (16 sq.ft.) square feet in area and eight (8 ft.) feet in height is allowed per lot.
- 11 Signage must not cover architectural features.
- 12 Neon, LED or fiber optic signs are not permitted, including interior neon window signs.

ADMINISTRATIVE APPROVAL OF SIGNS

Administrative approval may be granted provided the sign design follows the *Design Standards* and the conditions below. Staff reserves the right to require HPAB approval for all proposed signage.

- 1 Accurate, full color renderings must be submitted for all sign permits.
- 2 No fluorescent colors may be used.
- 3 Signage using up to five (5) colors. The HPAB must review signs with a greater number.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

IX. HISTORIC TREES

Goal: *Identifying and protecting Rockwall's historic trees is important to document the changing tastes and climate of Rockwall's streetscape and to promote responsible stewardship of urban forest resources.*

In addition to the protection offered our trees through the City of Rockwall "Tree Preservation" Ordinance, individual trees which are considered historic landmarks in our community may be registered as "Historic Trees". The Registry Application in Exhibit 1 should be completed and submitted to the Historic Preservation Officer to forward to the Board Chairman.

A registered tree will not be removed under any circumstances unless the tree becomes unhealthy or damaged. The "Historic Trees" will be listed within an Appendix "B" to be attached to these Guidelines.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Appendix "A" Contributing Properties

Address	Architectural Style	Approximate year built	Contribution Level
301 N. Goliad	Victorian Transitional	1909	High
303 N. Goliad	Cottage with Colonial Revival Influence	1940	Low
404 N. Goliad	Post WWII Ranch	1960	Medium
405 N. Goliad	Ranch	1985	Non-Contributing
406 N. Goliad	Cottage with French Influence	1940	High
501 N. Goliad	Victorian Transitional	1905	Medium
502 N. Goliad	Victorian Transitional	1913	Medium
504 N. Goliad	Folk Victorian	1900	Low
505 N. Goliad	Craftsman Bungalow	1914	Medium
506 N. Goliad	Craftsman Bungalow	1920	Medium
507 N. Goliad	Cottage with Colonial Revival Influence	1940	Medium
602 N. Goliad	Victorian Transitional	1910	Medium
603 N. Goliad	Cottage with Colonial Revival Influence	1940	Medium
604 N. Goliad	Post WWII Ranch	1950	High
702 N. Goliad	Victorian Transitional	1905	Low
703 N. Goliad	Cottage with Colonial Revival Influence	1940	Medium
704 N. Goliad	Cottage	1930	Low
705 N. Goliad	Folk Victorian	1905	Low
801 N. Goliad	Ranch	1955	High
802 N. Goliad	Ranch	1955	Medium
803 N. Goliad	Victorian Transitional	1905	Low

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

804 N. Goliad	Folk Victorian	1910	Low
806 N. Goliad	Cottage	1930	Low
807 N. Goliad	Cottage with Colonial Revival Influence	1940	High
808 N. Goliad	Cottage	1930	Medium
809 N. Goliad	Ranch	1985	Non- Contributing
810 N. Goliad	Folk Victorian	1910	Low
811 N. Goliad	Victorian Transitional	1905	Medium
902 N. Goliad	Folk Victorian	1894	Medium
904 N. Goliad	Early Texas Ranch	1930	High
905 N. Goliad	Folk Victorian	1900	Medium
906 N. Goliad	Bungalow	2000	Non- Contributing
907 N. Goliad	Cottage with Colonial Revival Influence	1940	Low
908 N. Goliad	Neo-Classical	1911	High
909 N. Goliad	Cottage with Colonial Revival Influence	1940	Medium
911 N. Goliad	Cottage with Colonial Revival Influence	1940	Medium
912 N. Goliad	Victorian Transitional	1893	High
915 N. Goliad	Ranch	1960	Low
917 N. Goliad	Victorian Transitional	1910	Low
919 N. Goliad	Folk Victorian	1895	Medium
923 N. Goliad	Craftsman Bungalow	1920	Low
925 N. Goliad	Victorian Transitional	1913	High

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Style	Number in District
Victorian Transitional	10
Folk Victorian	7
Craftsman Bungalow	3
Cottage with Colonial Revival Influence	8
Cottage with French Influence	1
Post WWII Ranch	2
Neo-Classical	1
Ranch Style Homes	5
Early Texas Ranch	1
Cottage	3
Bungalow	1

Contribution Level

High	9
Medium	17
Low	13
Non-contributing	3

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Appendix "B" Definitions

Alteration means any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, exterior remodeling, painting, or removal of any structure.

Applicable Property/Applicable Structure are the terms used for properties that meet the following criteria, and are subject to the provisions of the historic district ordinance and these Guidelines:

- a. Either be a designated historical landmark or be wholly or partially located within a designated historic district, *and*
- b. Either be a contributing property as defined in Section B of the (HO) Historic Overlay District or be located within 200 feet of a contributing property.

Buffer yard means the ten (10) foot landscape buffer that is generally required along the street frontage adjacent to a commercially-developed property as per the City of Rockwall Unified Development Code Ordinance 04-38.

Certificate of Appropriateness means a signed and dated document evidencing the approval for work proposed by an owner or applicant.

Contributing Structure means a building, site, structure or object which adds to the historical architectural qualities, historical associations or archaeological value for which a property or district is significant because it was present during the period of significance. It also possesses historical integrity reflecting its character at that time or is capable of yielding important information about the period, or it independently meets the National Register criteria. The level by which a property is "contributing" (high-, medium- and low-contributing property) was originally determined by a historic survey of the properties within the (HO) - Historic Overlay District implemented by the City of Rockwall Community Development Department through the spring and summer of 2000, and can be updated periodically.

Demolition means an act or process (notwithstanding acts of God, criminal activity, etc.) which destroys a site or structure in its entirety, or which destroys a part of a site or structure and permanently impairs its structural, historic or architectural integrity.

Design Guidelines are the Guidelines in this document which are adopted by the Historic Preservation Advisory Board and City Council for property designated as a heritage resource or heritage resource district to protect, perpetuate and enhance the historical, cultural, architectural or archeological character of an object, site or structure.

District means a designated area within the Preservation District or elsewhere in the City subject to the requirements and standards of the Historic District Ordinance. An identifying name will precede the word "district."

Fenestration means the arrangement, proportioning, and design of windows and doors in a structure.

Hearing see *Public Hearing*.

Board or Historic Preservation Advisory Board means the Historic Preservation Advisory Board of the City of Rockwall, Texas, established in accordance with the Unified Development Code 04-38 of the City of Rockwall.

Historic Preservation Officer (HPO) means a staff person for the City of Rockwall whose duties encompass all historic preservation activities for the City as established in accordance with Section 2.20 of the Unified Development Code 04-38 of the City of Rockwall.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Historic Preservation means the identification, evaluation, recordation, documentation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance and reconstruction of historic structures or property, or any combination of the foregoing activities.

Historic Property means full range of properties identified in historic surveys and/or special studies which are significant in history, pre-history, architecture, engineering, archeology and culture, including properties significant to the whole nation or those significant at the state, regional or local level.

Landmark means a structure or property which is of value in preserving the historical, cultural, architectural or archeological heritage, or an outstanding example of design or a site closely related to an important personage, act or event in history.

Minor In-Kind Repairs means small-scale repairs to correct minor problems or damage to the exterior. Minor in-kind repairs do not include a change in design, material or outward appearance, only in-kind replacement or repair. Examples of minor in-kind repair include, but are not limited to: touch-up painting, replacement of a windowpane, caulking, securing loose boards, etc.

Non-Contributing Structure means a building, site, structure, or object which does not add to the historical architectural qualities, historical associations, or archaeological value for which a property or district is significant because it was not present during the period of significance. Due to alterations, disturbances, additions, or other changes it no longer possesses historic integrity reflecting its character at that time, is incapable of yielding important information about the period, or it does not independently meet the National Register criteria.

Porte cochere means a roofed extension of a building over a driveway that shelters passengers getting into and out of vehicles.

Preservation District means the area designated as having structures which may be suitable for inclusion in a historic district or districts.

Public Hearing means an opportunity for public comment in accordance with the City of Rockwall's Comprehensive Zoning Ordinance if to be held by the Historic Preservation Advisory Board or Planning and Zoning Commission, or applicable laws and procedures if to be held by the City Council.

Reasonable rate of return means a reasonable profit or capital appreciation which may accrue from the use or ownership of a structure or property as the result of an investment or labor.

Rehabilitation means the act or process of returning a structure or property to a state of utility through repair, remodeling or alteration that makes possible an efficient contemporary use while preserving those portions or features of the structure or property which are significant to its historical, cultural, architectural or archeological values.

Resource means a source or collection of objects, sites, structures, or property, which exemplifies the cultural, social, economic, political, archeological or architectural history of the nation, state or city.

Restoration means the act or process of accurately recovering the form and details of a structure or property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Routine Maintenance means any work to correct deterioration or decay of or damage to a structure or property, or any part thereof, and to restore it as nearly as practicable, to its condition, using the same materials or those materials available which are as close as possible to the original. The materials and manner the work is performed must comply with applicable codes and ordinances. Routine maintenance does not include a change in design, material or outward appearance, but does include in-kind replacement or repair. Examples of routine maintenance include, but are not limited to: repainting, replacement of roofing materials

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

or other minor architectural features.

Secretary of the Interior's Standards for Rehabilitation means the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, reported at 36 Code of Federal Regulations 67.7, or as recodified.

Stabilization means the act or process of applying measures designed to re-establish a weather resistant enclosure and the structural stability of an unsafe or deteriorated structure or property while maintaining the essential form as it presently exists.

Structure means anything constructed or erected, the use of which requires permanent or temporary location in the ground, including, but without limiting the generality of the foregoing: buildings, fences, gazebos, advertising signs, billboards, backstops for sports courts or fields, radio or television antenna, including supporting towers, and swimming pools.

PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared William Jordan, who being by me duly sworn deposes and says the he is the Publisher of **The Rockwall County News** and the said newspaper meets the requirements of Section 2051.044 of the Texas Government Code to wit:

1. it devotes not less than twenty-five (25%) of its total column lineage to interest items;
2. it is published at least once each week;
3. it is entered as second-class postage paid at Rockwall, Texas, and at the principal office in the county where it is published;
4. it has been published regularly and continuously since 1985; and
5. it is generally circulated within Rockwall County.

Publisher further deposes and says that the attached notice was published in the news paper on the following date(s):

August 31st

William Jordan
Editor and Publisher

SUBSCRIBED AND SWORN BEFORE

by William Jordan who

- ☒ a) is personally known to me and
- ☐ b) provided the following evidence to establish his/her identity.

on the 5th day of September, 2006, at Rockwall, Texas, I, the undersigned authority, do hereby certify which witness my hand and



Patricia A. Shaw
Notary Public

- PUBLIC NOTICE -

The City of Rockwall Planning and Zoning Commission will hold a public hearing on **Tuesday, September 12, 2006** at 6:00 p.m. in the Council Chambers at Rockwall City Hall, 385 South Goliad, Rockwall, Texas, and the Rockwall City Council will hold a public hearing on **Monday, September 18, 2006** at 6:00 p.m. in the Council Chambers at Rockwall City Hall, 385 South Goliad, Rockwall, Texas, to consider the following items:

P2006-039: Steele Addition

Hold a public hearing and consider a request by Mark & Sharon Steele for approval of a residential replat of part of Lot 2, Block A, W.D. Austin Addition, to be Lot 16, Block A of the Steele Addition, being a 0.32-acre tract zoned (PD-50) Planned Development District and located at 906 N. Goliad Street, and take any action necessary.

H2006-005: North Goliad Historic District Guidelines

Hold a public hearing to consider a city initiated request for the adoption of the North Goliad Historic District, including Design Review Guidelines, and take any action necessary. The area is zoned (PD-50) Planned Development and (GR) General Retail District and is situated along North Goliad, south of Live Oak Street and North of Interurban, containing approximately 21.29 acres of land. A portion of the proposed district is also located within the Old Town Rockwall Historic District.

Z2006-016: Rezone from SF-7 to GR (Olive)

tract currently known as B F Boydston, Block 122, Lot D, and located at 105 Olive Street, and take any action necessary. The subject site is located within the "Old Town Rockwall Historic" district and is identified as a "High Contributing" property.

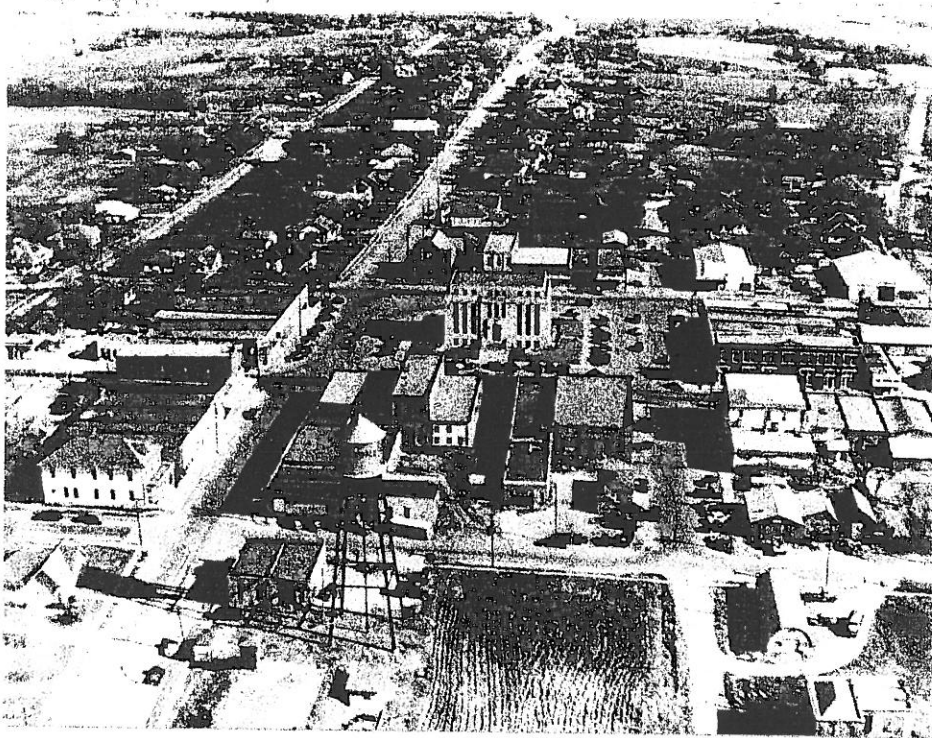
Z2006-017: Integrity Concepts (Boydston & Clark)

Hold a public hearing and consider a request by Ed Hurst of Integrity Concepts, LLC, for approval of a change in zoning from (2F) Duplex Residential district to (ZL-5) Zero-Lot Line Residential district on a 0.358-acre tract known as Billy Peoples No. 3 Addition, from (SF-7) Single Family Residential district to (ZL-5) Zero-Lot Line Residential district on a 0.393-acre tract known as B.F. Boydston, Lot 61B, and from (PD-52) Planned Development No. 52 district to (ZL-5) Zero-Lot Line Residential district on a 1.10-acre tract known as B.F. Boydston, Lot 71B), and take any action necessary. The subject property comprises approximately 1.85-acres overall and is located at the northwest corner of Boydston and Clark Street.

Z2006-018: 2364 Saddlebrook Lane

Hold a public hearing and consider a request by Kevin Berger for approval of a Specific Use Permit (SUP) to allow for a detached garage exceeding the maximum size requirement on Lot 17, Block A, Saddlebrook Estates #2, being a 1.0-acre tract zoned (SF-16) Single Family Residential district and located at 2364 Saddlebrook Lane.

DESIGN REVIEW GUIDELINES



FOR THE NORTH GOLIAD HISTORIC DISTRICT

**ROCKWALL, TEXAS
2006**

**Prepared by:
The Rockwall Planning Department
The Rockwall Historic Preservation Advisory Board**

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

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NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

THE NORTH GOLIAD DISTRICT BACKGROUND INFORMATION

This distinct style of living described in our vision statement can trace its roots all the way back to the early 1850's when the first pioneer settlers came to the area. In 1854, the city was founded and over the next several decades the economy steadily grew and the citizens prospered. The Missouri, Kansas and Texas Railroad was built through Rockwall County in 1886, making the city of Rockwall a major shipping point for the area's main cash crop—cotton. Improved transportation, the construction of multiple cotton gins and the fertile blackland soil combined to keep Rockwall's economy booming well into the 1920's.

By 1917 the East Fork Levee District was developed, creating rich new farm land. At the time, Rockwall found itself with unprecedented prosperity. Land and cotton prices soared and local businesses grew rich. It was during these decades that well-off shopkeepers, businessmen, and politicians began to build beautiful homes with unique architectural elements that reflected their wealth. While many farmers remained in the rural areas, some who had done particularly well moved to town for a more genteel lifestyle. They, too, built homes that reflected their new social position. By the late twenties, cotton prices had started to decline and this, coupled with the arrival of the Great Depression, marked an abrupt end to decades of prosperity.

Today, some of the remnants and reminders of those prosperous decades lie within the North Goliad Historic District, a broad tree-lined residential street located to the north of the town square. Goliad Street (SH205) has historical significance as a major entrance from the north into Rockwall, and the District contains 42 structures and numerous outbuildings that exemplify a wide variety of significant architectural styles. Many of these structures were built between 1890 and 1920 when Rockwall experienced unprecedented growth. Today, as Rockwall grows at an even faster pace, it is essential to retain these structures as a perfect snapshot of Rockwall's hometown history.

In 2006, with rapid growth in the Rockwall area, The Texas Department of Transportation is proposing roadway improvements to Goliad Street (SH 205) to meet increased transportation needs. Demand for office and retail space in the downtown area has spurred zoning changes from residential to residential office to accommodate businesses locating on North Goliad. The guidelines developed for The North Goliad Historic District serve to stimulate investment in both residential and commercial uses for the district while preserving the integrity of North Goliad through required review of exterior design and signage. Restoration of historic structures is encouraged with tax incentives and design guidelines to ensure that new construction complements existing structures.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

The following are the Federal Standards for Rehabilitation

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property should be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property should be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, should not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right should be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.*
- 6. Deteriorated historic features should be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features should be substantiated by documentary, physical, or pictorial evidence.*
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
- 9. New additions, exterior alterations, or related new construction should not destroy historic materials that characterize the property. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- 10. New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property would be unimpaired.*

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Landscape Ordinance:

The Landscape Ordinance provides for standards and maintenance of landscaping types and arrangement for all non-single family zoned properties including the Residential Office (R-O) zoning district.

Building Code:

All non-residential properties (including those located in PD-50) must comply with the Adopted Building Code for the City of Rockwall. A permit from the Building Inspection and Engineering departments may be required.

CITY OF ROCKWALL TAX ABATEMENT

To promote the goals of stabilizing and improving values of properties and encouraging the rehabilitation of properties within a historic district or a designated City Landmark, the City of Rockwall offers a tax abatement program. Qualifying projects are not subject to city tax on the improvements for a period of seven years as approved by the City Council on a case-by-case basis.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

III. Definitions

Alteration means any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, exterior remodeling, painting, or removal of any structure.

Applicable Property/Applicable Structure are the terms used for properties that meet the following criteria, and are subject to the provisions of the historic district ordinance and these Guidelines:

- a. Either be a designated historical landmark or be wholly or partially located within a designated historic district, *and*
- b. Either be a contributing property as defined in Section B of the (HO) Historic Overlay District or be located within 200 feet of a contributing property.

Buffer yard means the ten (10) foot landscape buffer that is generally required along the street frontage adjacent to a commercially-developed property as per the City of Rockwall Unified Development Code Ordinance 04-38.

Certificate of Appropriateness means a signed and dated document evidencing the approval for work proposed by an owner or applicant.

Contributing Structure means a building, site, structure or object which adds to the historical architectural qualities, historical associations or archaeological value for which a property or district is significant because it was present during the period of significance. It also possesses historical integrity reflecting its character at that time or is capable of yielding important information about the period, or it independently meets the National Register criteria. The level by which a property is "contributing" (high-, medium- and low-contributing property) was originally determined by a historic survey of the properties within the (HO) - Historic Overlay District implemented by the City of Rockwall Community Development Department through the spring and summer of 2000, and can be updated periodically.

Demolition means an act or process (notwithstanding acts of God, criminal activity, etc.) which destroys a site or structure in its entirety, or which destroys a part of a site or structure and permanently impairs its structural, historic or architectural integrity.

Design Guidelines are the Guidelines in this document which are adopted by the Historic Preservation Advisory Board and City Council for property designated as a heritage resource or heritage resource district to protect, perpetuate and enhance the historical, cultural, architectural or archeological character of an object, site or structure.

District means a designated area within the Preservation District or elsewhere in the City subject to the requirements and standards of the Historic District Ordinance. An identifying name will precede the word "district."

Fenestration means the arrangement, proportioning, and design of windows and doors in a structure.

Hearing see *Public Hearing*.

Board or Historic Preservation Advisory Board means the Historic Preservation Advisory Board of the City of Rockwall, Texas, established in accordance with the Unified Development Code 04-38 of the City of Rockwall.

Historic Preservation Officer (HPO) means a staff person for the City of Rockwall whose duties encompass all historic preservation activities for the City as established in accordance with Section 2.20 of the Unified Development Code 04-38 of the City of Rockwall.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Secretary of the Interior's Standards for Rehabilitation means the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, reported at 36 Code of Federal Regulations 67.7, or as recodified.

Stabilization means the act or process of applying measures designed to re-establish a weather resistant enclosure and the structural stability of an unsafe or deteriorated structure or property while maintaining the essential form as it presently exists.

Structure means anything constructed or erected, the use of which requires permanent or temporary location in the ground, including, but without limiting the generality of the foregoing: buildings, fences, gazebos, advertising signs, billboards, backstops for sports courts or fields, radio or television antenna, including supporting towers, and swimming pools.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

CRAFTSMAN BUNGALOW (1905-1930)



Identifying Features

- Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang
- Wood siding with decorative elements expressing structural consideration - roof rafters were often exposed; decorative beams or braces were commonly added under gables
- Ample porches with roofs that are supported by square and often tapered columns; columns or pedestals on which they sat frequently extend to ground level.
- Grouped windows often had decorative panes

Craftsman Bungalows evolved from The Arts & Crafts movement that began in England as a protest against the fussiness of Victorian architecture. The movement received enthusiastic support from forward thinking young American architects. The bungalow was the most popular house style in America from the turn of the century until the depression years.

COTTAGE WITH COLONIAL REVIVAL INFLUENCE (1935-1950)



Identifying Features

- Low-pitched, gabled roof with little overhang
- Clapboard siding extending into the gable ends
- Colonial Revival features include multi-pane, shuttered wood windows – 8/8 light and 12/12 light are found on North Goliad Street
- Plain exterior end chimneys were common

Post depression and World War II houses reflected the austere times that had preceded their construction with minimal ornamentation added. Many simple one story cottages were built on North Goliad Street during these years with Colonial Revival detailing.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- Eliminate any vegetation that may cause structural damage, or that may hinder ventilation and surface drainage, thus inviting damage from moisture, mildew, fungi, or insects.
- Maintain gutters and downspouts to avoid moisture damage to walls.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- Provide adequate ventilation of the attic space to prevent condensation.
- Provide adequate anchorage for roofing material to guard against wind and moisture damage.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

13 It is not appropriate to fill in existing window or door openings if it would diminish the historic character of the building. It is not appropriate to replace or cover glazing with plywood.

14 It is not appropriate to introduce new windows or doors if they would diminish the original design of the building or damage historic materials and features. Keep new windows and doors compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and details.

15 Protect and maintain existing windows and doors in appropriate ways:

- Maintain caulking and glazing putty to prevent air or water infiltration around glass.
- Weatherstrip windows and doors to prevent moisture and air infiltration.
- Check sills and thresholds to ensure that water runs off and does not collect.
- Maintain a sound paint film on all wooden windows and doors.
- Monitor the condition of wooden windows and doors.

Note: Both the peeling of paint and the widening of joints may create the false appearance of deteriorated wood.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

13 Protect and maintain porches, entrances, and balconies in appropriate ways:

- Maintain the slope of the floor and the steps to ensure that water does not collect but runs off.
- Maintain a sound paint film on all elements that were traditionally painted.
- Check the condition of all wooden elements regularly for signs of water damage or rot.
- Keep wooden joinery adequately sealed to avoid moisture damage.
- Inspect masonry piers or foundation walls regularly for signs of deterioration or moisture damage.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR MASONRY

Goal: *Masonry walls or foundations should be maintained and preserved. Chimneys are the most common and character-defining masonry feature in the district and should be maintained and preserved.*

- 1 Retain and preserve original masonry walls, foundations, and roofs.
- 2 Retain and preserve all masonry construction features that are character-defining elements of historic buildings, including chimneys, arches, quoins, cornices, and pediments.
- 3 Retain and preserve historic masonry materials whenever possible. If replacement is necessary, use new materials that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.
- 4 It is not appropriate to apply paint or other coatings to unpainted masonry elements that were historically not coated.
- 5 It is not appropriate to apply non-traditional masonry coatings such as waterproofing and water repellents to masonry as a substitute for repointing or repair. Use such coatings only if masonry repairs have failed to eliminate water-penetration problems.
- 6 Paint previously painted masonry elements in dark colors that best reflect the color of the masonry material.
- 7 Removal of paint from masonry surfaces is not recommended unless the brick is of high quality and was intended to be exposed. Undertake removal only with a chemical paint remover specifically formulated for masonry. Always test the remover on an inconspicuous area or a test panel first.
- 8 It is not appropriate to use high-pressure cleaning methods such as sandblasting and waterblasting on historic masonry surfaces. Such cleaning techniques permanently damage the masonry surface and accelerate deterioration.
- 9 Protect and maintain historic masonry in appropriate ways:
 - Monitor masonry for cracks and signs of moisture damage.
 - Ensure that water does not collect at the base of a masonry foundation or chimney.
 - Clean masonry only if necessary to remove heavy soiling or prevent deterioration.
 - Eliminate any vegetation that may cause structural damage or hinder ventilation and surface drainage of a masonry element.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR PRESERVING SECONDARY BUILDINGS

Goal: *Secondary buildings include garages, carriage houses, barns, sheds and storage buildings. Because secondary buildings help interpret how an entire lot was used historically, their preservation is strongly encouraged.*

- 1** When preserving a historic secondary building, respect its character-defining features such as primary materials, roof materials, roof form, historic windows, historic doors and architectural details.
- 2** Avoid moving a historic secondary building from its original location.
- 3** If an existing secondary building is beyond repair, then replacing it in-kind is encouraged. An exact reconstruction of the accessory structure is not necessary. The replacement should be compatible with the overall character of the historic structure, while accommodating new uses.
- 4** New uses that require minimal change and maintain the utilitarian character of a secondary building are preferred.
- 5** Protect and maintain secondary outbuildings in appropriate ways:
 - Check the condition of all wooden elements regularly for signs of water damage or rot.
 - Keep wooden joinery adequately sealed to avoid moisture damage.
 - Maintain a sound paint film on all elements that were traditionally painted.
 - Inspect masonry piers or foundation walls regularly for signs of deterioration or moisture damage.
 - Follow the guidelines for maintenance of masonry, wood, or architectural metals where appropriate.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR ADDITIONS TO EXISTING BUILDINGS

Goal: *Introduce additions that are compatible with the historic building and that do not compromise the building's historic character or destroy significant features.*

The introduction of additions compatible with a historic building in the district is acceptable if the addition does not visually overpower the original building, compromise its historic character, or destroy any significant features and materials. By placing additions on inconspicuous elevations and limiting their size and height, the integrity of the original building can be maintained. Additions should be designed so that they can be removed in the future without significant damage to the historic building or loss of historic materials.

The compatibility of proposed additions with a historic building will be reviewed in terms of the mass, scale, materials, color, roof form, proportion and spacing of windows and doors. Additions should echo the style of the original structure, but it is important to differentiate the addition from the original building so that the original form is not lost.

- 1 Construct additions so that there is the least possible loss of historic materials. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.
- 2 Limit the size and the scale of additions so that they do not visually overpower historic buildings.
- 3 Locate additions as inconspicuously as possible, on the rear or least character-defining elevation of historic buildings.
- 4 Design additions so that they are differentiated from the historic building. It is not appropriate to duplicate the form, the material, the style, and the detail of the historic building so closely that the integrity of the original building is lost or compromised.
- 5 Design additions so that they are compatible with the historic building in mass, materials, color, and proportion and spacing of windows and doors.
- 6 For the predominant material of the addition, select a historic material that is compatible with the historic materials of the original building.
- 7 Design the roof form to be compatible with the historic building and consistent with contributing roof forms in the historic district.
- 8 Design the foundation height and the eave lines of additions generally to align with those of the historic building.
- 9 Design additions so that they can be removed in the future without damaging the historic building.
- 10 It is not appropriate to construct an addition that is taller than the original building.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- 16** Fixtures introduced to the exterior of a structure should be compatible with the style, scale and period of the structure, based on traditional designs.
- 17** Mount new fixtures on porch ceilings or adjacent to entrances.
- 18** Inset ceiling lights that spread soft light over your porch entrance are permitted.
- 19** If freestanding fixtures are installed, they should be compatible with the character and scale of the building.
- 20** Security lighting, such as flood lights, should be mounted on rear or sides of structures rather than on front.
- 21** Security, accent and other lighting should be kept small, simple in design, and their number kept to a minimum. The light source must be concealed from view from the street.
- 22** Parking lot lighting shall be limited to decorative antique style pole lighting. All lighting shall have a maximum height of 8 feet.
- 23** All lighting shall be contained on site with no spill onto adjacent properties.
- 24** The removal or addition of exterior light fixtures must be approved by the HPAB. The description, product data sheet, or sample light fixture should be submitted to the HPAB for review.
- 25** All lighting should be of an incandescent style.
- 26** The use of vapor or sodium lighting is not permitted.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

RELOCATION OF BUILDINGS

- 1** Document original site conditions before moving the structure. Use photographs and other written or graphic items such as site plans to record the original setting.
- 2** Assess the structural condition of the building before moving it, to minimize damage during the move.
- 3** Work with contractors experienced in successfully moving historic structures.
- 4** Protect the building from weather damage and vandalism during the relocation.
- 5** If a structure is moved to a site within the historic district—
 - Assess the architectural compatibility of the relocated structure with adjacent buildings according to the guidelines for new construction.
 - Review the proposed sitting, setback, landscaping, and other site-specific treatments according to pertinent guidelines.
 - Ensure that the relocation will not damage existing historic buildings or the character of the district.

DEMOLITION-BY-NEGLECT

Although the Property Maintenance Code should prevent this situation from occurring in the future, there may be some properties to which this section could apply.

- Demolition-by-neglect is the absence of maintenance of any structure that results in the deterioration and threatens the preservation of the structure.
- The demolition-by-neglect procedure serves as a mechanism that allows the City Staff and the Historic Preservation Advisory Board to work with property owners to encourage maintenance and stabilization of the structure and identify possible resources available before any enforcement is taken.
- Any interested party may request that the Historic Preservation Officer or appropriate City investigate whether a property is being “demolished-by-neglect”.
- Following the investigation a report will be made detailing the issues and a determination made whether to follow steps required to secure a “Certificate of Appropriateness” or to follow the procedure under the Property Maintenance Code.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- 4 The District is highly eclectic in architectural style. Encompassed within those styles is a wide array of high quality, well conceived detailing. Architectural features which are common to traditional houses in the neighborhood should be used in new construction.
- 5 All new construction located within the North Goliad District shall be designed with heavy influence from one of the following architectural styles found in the district:
 - Victorian Transitional
 - Folk Victorian
 - Cottage with Colonial Revival Influence
 - Craftsman Bungalow

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Building Design

- 1** Design the height of the proposed building to be compatible with the height of historic buildings on the block or the street, not varying more than ten percent from their average height. Generally, keep the height of new construction at or under thirty-five feet. The height of proposed features not intended for human occupancy, such as chimneys, steeples, spires, and cupolas, shall be reviewed on an individual basis.
- 2** Design the proportion (the ratio of the height to the width) of the proposed building's front elevation to be compatible with the proportion of contributing front elevations in the district.
- 3** New building design should include windows and doors that are compatible in proportion, shape, position, location, pattern, and size with windows and doors of contributing structures in the district.
- 4** Keep the roof shape of the proposed building consistent with roof shapes in the district: gable, hip, gambrel, and flat.
- 5** Keep the predominant material of the proposed building consistent with historic materials in the district.
- 6** Keep the predominant texture of the proposed building consistent with the texture of materials on contributing structures in the district.
- 7** Make the scale (the relationship of a building's mass and details to the human figure) of the proposed building compatible with the scale of contributing structures in the district.
- 8** Ensure that the architectural details of the proposed building complement the architectural details of contributing structures in the district.
- 9** Make the exterior colors of the proposed building compatible with the natural materials and the paint colors of contributing buildings in the district, and ensure that they meet the guidelines for exterior color.
- 10** Contemporary construction that does not directly copy from historic buildings in the district but is compatible with them in height, proportion, roof shape, material, texture, scale, detail, and color, is strongly encouraged.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Building Materials

- 1 Horizontal lap siding and clapboard with lap exposure a minimum of two inches and a maximum of 5" are the most prevalent exterior cladding materials on contributing properties within the district and is allowed by right.
- 2 Cementitious Side and Hardi board (Hardi Plank) with lap exposure a minimum of two inches and a maximum of 5" shall be considered by the board on a case by case basis.
- 3 Brick should be limited to porch support and chimneys. Other masonry materials and siding other than those listed above are prohibited.

Architectural Elements and Details

- 1 Cornice trim and other decorative details/architectural elements should be compatible with those found on contributing buildings within the district.
- 2 Decks and patios should be limited to the rear of the primary building.
- 3 Chimneys should be constructed in scale with the proposed building as defined by the architectural style. Chimneys should be constructed of brick masonry units.
- 4 Exterior building columns should be of style and materials of contributing buildings within the district.
- 5 Architectural and decorative elements should be joined together in the typical style and period of contributing buildings within the district.

Roof Criteria

- 1 Roof shape, form, design and materials shall be typical of style of the new building and consistent with the period of contributing buildings within the district.
- 2 The roof overhang should be consistent with the architectural style of the new building.
- 3 The degree and direction of roof slope and pitch should be consistent with the general style of the new building and consistent with the period of contributing buildings within the district.
- 4 The eaves or soffit heights of a building should be consistent with the style of the new building and the heights of contributing buildings with the same number of stories within the district.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR DECKS

Goal: *To insure that decks on new buildings complement the design and character of the structure.*

Contemporary decks are popular substitutes for more traditional patios and terraces. Compatible decks are acceptable on new buildings, if they are located in inconspicuous locations and screened from public view.

- 1 Locate decks in inconspicuous areas, usually on the rear or least character-defining elevation of the new building.
- 2 Screen decks from public view.
- 3 Design decks to be compatible in material, color, and detail with the building.
- 4 Design deck railings to be compatible in material, color, scale and detail with the building.
- 5 Paint or stain decks in color compatible with the color of the building.
- 6 Generally, align the height of the deck with the floor level of the building. If applicable, install compatible skirt boards and, where appropriate, lattice panels to screen deck framing.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

VIII. DESIGN STANDARDS FOR SIGNAGE

Goal: *Signage on North Goliad Street should be non-intrusive and of similar design to minimize the effect on the historic residential streetscape.*

- 1** Signs must be located within the property.
- 2** Signs must identify on-site business only. No off-premise advertising is permitted.
- 3** Keep the design, lettering and content of signs simple and straight-forward.
- 4** Use simple shapes which can include symbols and trademarks.
- 5** The colors of the signs must blend with the colors of the structure.
- 6** Detached, free-standing signs placed in the yard can be used. These should be low and not detract from the building. See the city's sign ordinance for size.
- 7** Signs that are attached to the building should be small identification panels at entrance.
- 8** Signs hung on a porch will be considered. Signs can be hung between 2 porch posts.
- 9** Materials can be wood, metal or PVC composite. All sign edges must be finished (i.e. no exposed plywood edges).
- 10** Signs must be indirectly lighted.
- 11** Any sign that is internally lighted is not allowed.
- 12** Neon signage is not allowed.
- 13** One (1) detached two-pole sign not exceeding sixteen (16 sq.ft.) square feet in area and eight (8 ft.) feet in height is allowed per lot.
- 14** Single pole or billboard type signage is not allowed.
- 15** Signage must not cover architectural features.
- 16** Neon, LED or fiber optic signs are not permitted, including interior neon window signs.

ADMINISTRATIVE APPROVAL OF SIGNS

Administrative approval may be granted provided the sign design follows the *Design Standards* and the conditions below. Staff reserves the right to require HPAB approval for all proposed signage.

- 1** Accurate, full color renderings must be submitted for all sign permits.
- 2** No fluorescent colors may be used.
- 3** Signage using up to five (5) colors. The HPAB must review signs with a greater number.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- 13** Installation of underground utility service is encouraged if it will eliminate overhead lines and poles.
- 14** Locate window air-conditioning units on rear or inconspicuous elevations whenever possible.
- 15** It is not appropriate to install large antennas and satellite dishes in the historic district.
- 16** If blown-in insulation is added into exterior walls it must be added in such that the historic fabric of the exterior walls is not damaged.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

IX. HISTORIC TREES

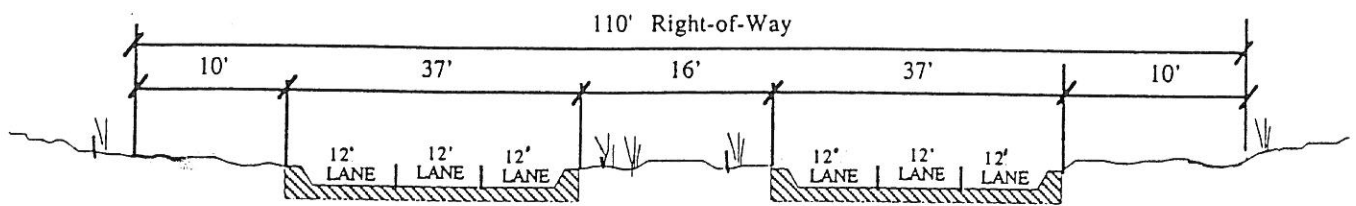
Goal: *Identifying and protecting Rockwall's historic trees is important to document the changing tastes and climate of Rockwall's streetscape and to promote responsible stewardship of urban forest resources.*

In addition to the protection offered our trees through the City of Rockwall "Tree Preservation" Ordinance, individual trees which are considered historic landmarks in our community may be registered as "Historic Trees". The Registry Application in Exhibit 1 should be completed and submitted to the Historic Preservation Officer to forward to the Board Chairman.

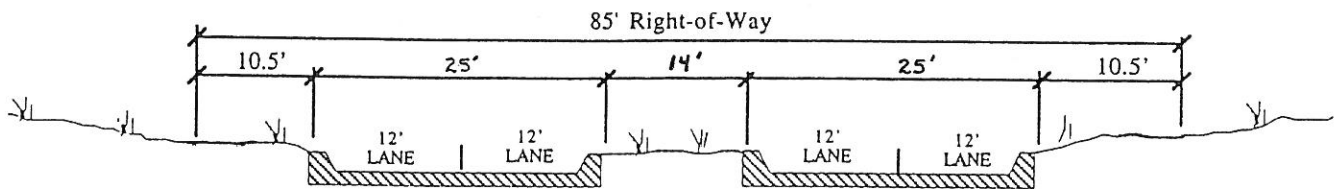
A registered tree will not be removed under any circumstances unless the tree becomes unhealthy or damaged. The "Historic Trees" will be listed within an Appendix "B" to be attached to these Guidelines.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

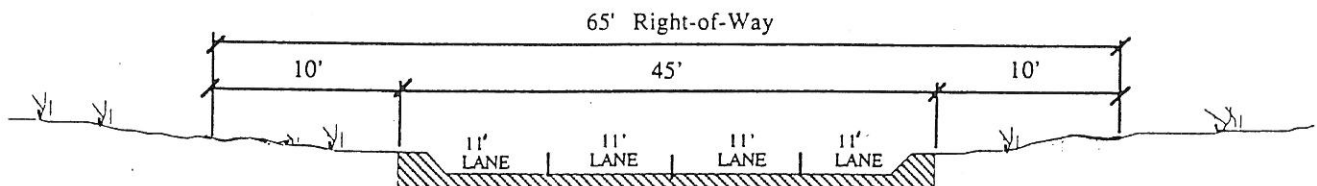
806 N. Goliad	Cottage	1930	Low
807 N. Goliad	Cottage with Colonial Revival Influence	1940	High
808 N. Goliad	Cottage	1930	Medium
809 N. Goliad	Ranch	1985	Non- Contributing
810 N. Goliad	Folk Victorian	1910	Low
811 N. Goliad	Victorian Transitional	1905	Medium
902 N. Goliad	Folk Victorian	1894	Medium
904 N. Goliad	Early Texas Ranch	1930	High
905 N. Goliad	Folk Victorian	1900	Medium
906 N. Goliad	Bungalow	2000	Non- Contributing
907 N. Goliad	Cottage with Colonial Revival Influence	1940	Low
908 N. Goliad	Neo-Classical	1911	High
909 N. Goliad	Cottage with Colonial Revival Influence	1940	Medium
911 N. Goliad	Cottage with Colonial Revival Influence	1940	Medium
912 N. Goliad	Victorian Transitional	1893	High
915 N. Goliad	Ranch	1960	Low
917 N. Goliad	Victorian Transitional	1910	Low
919 N. Goliad	Folk Victorian	1895	Medium
923 N. Goliad	Craftsman Bungalow	1920	Low
925 N. Goliad	Victorian Transitional	1913	High



PRINCIPAL 6 - LANE DIVIDED ARTERIAL



MINOR 4 - LANE DIVIDED ARTERIAL



MAJOR 4 - LANE UNDIVIDED COLLECTOR

Typical Cross Sections - Arterial Streets

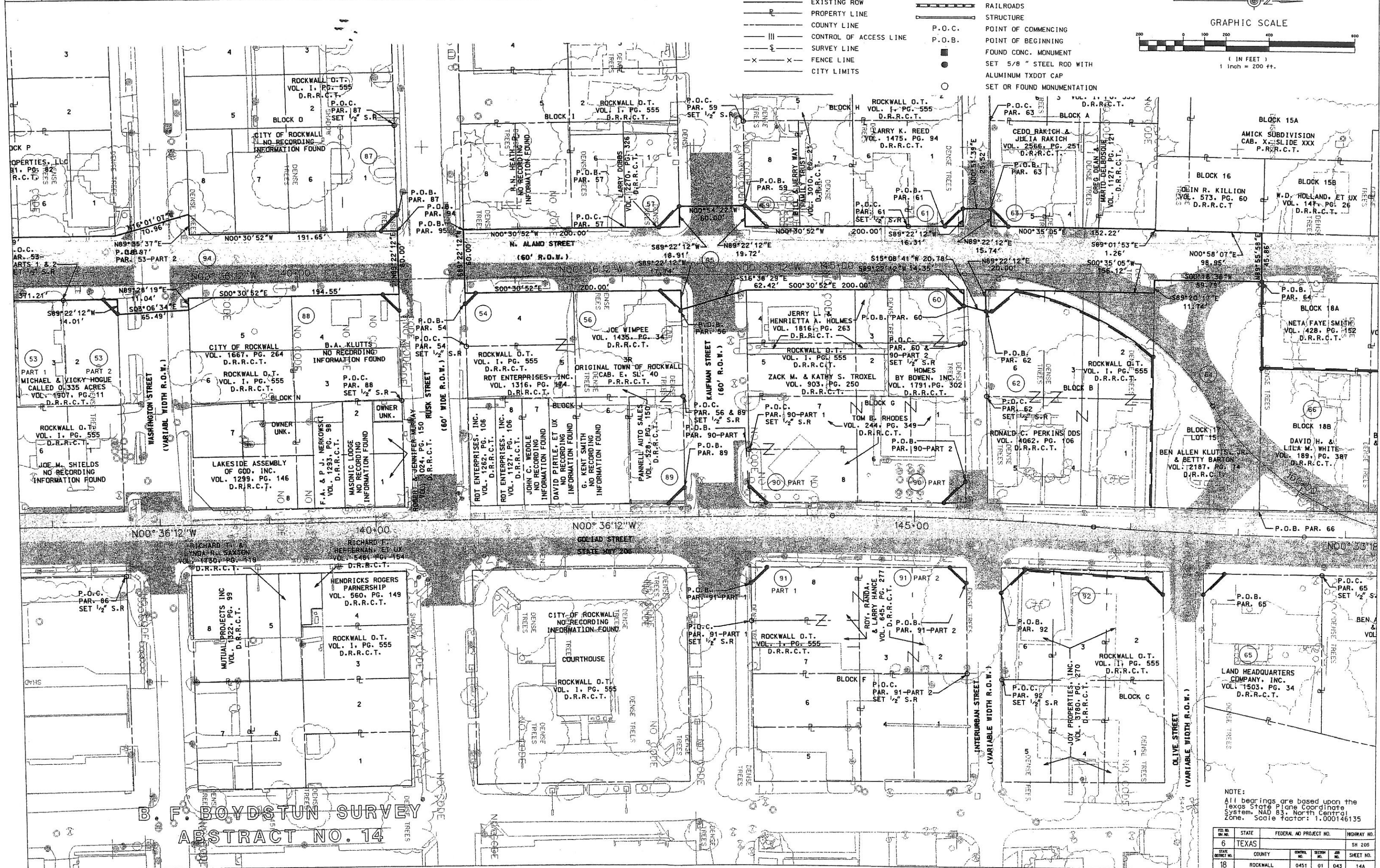
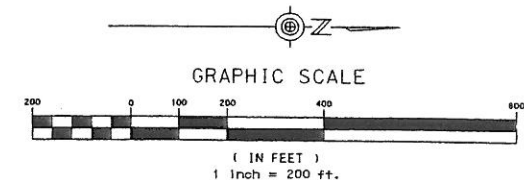
Figure 2.1A

PAR. NO.	STATION TO STATION	OWNER	TYPE OF CONV.	CONVEYANCE	AREA TO BE ACQ.	REMAINDER
				VOL. PAGE		LEFT RIGHT
95	141+53.36 - 148+33.70	CITY OF ROCKWALL	FEE		1.0393 AC.	

LEGEND

—	PROPOSED ROW
—	EXISTING ROW
—	PROPERTY LINE
—	COUNTY LINE
—	CONTROL OF ACCESS LINE
—	SURVEY LINE
—	FENCE LINE
—	CITY LIMITS

—	EASEMENT
—	RAILROADS
—	STRUCTURE
—	POINT OF COMMENCING
—	POINT OF BEGINNING
—	FOUND CONC. MONUMENT
—	SET 5/8" STEEL ROD WITH ALUMINUM TXDOT CAP
—	SET OR FOUND MONUMENTATION

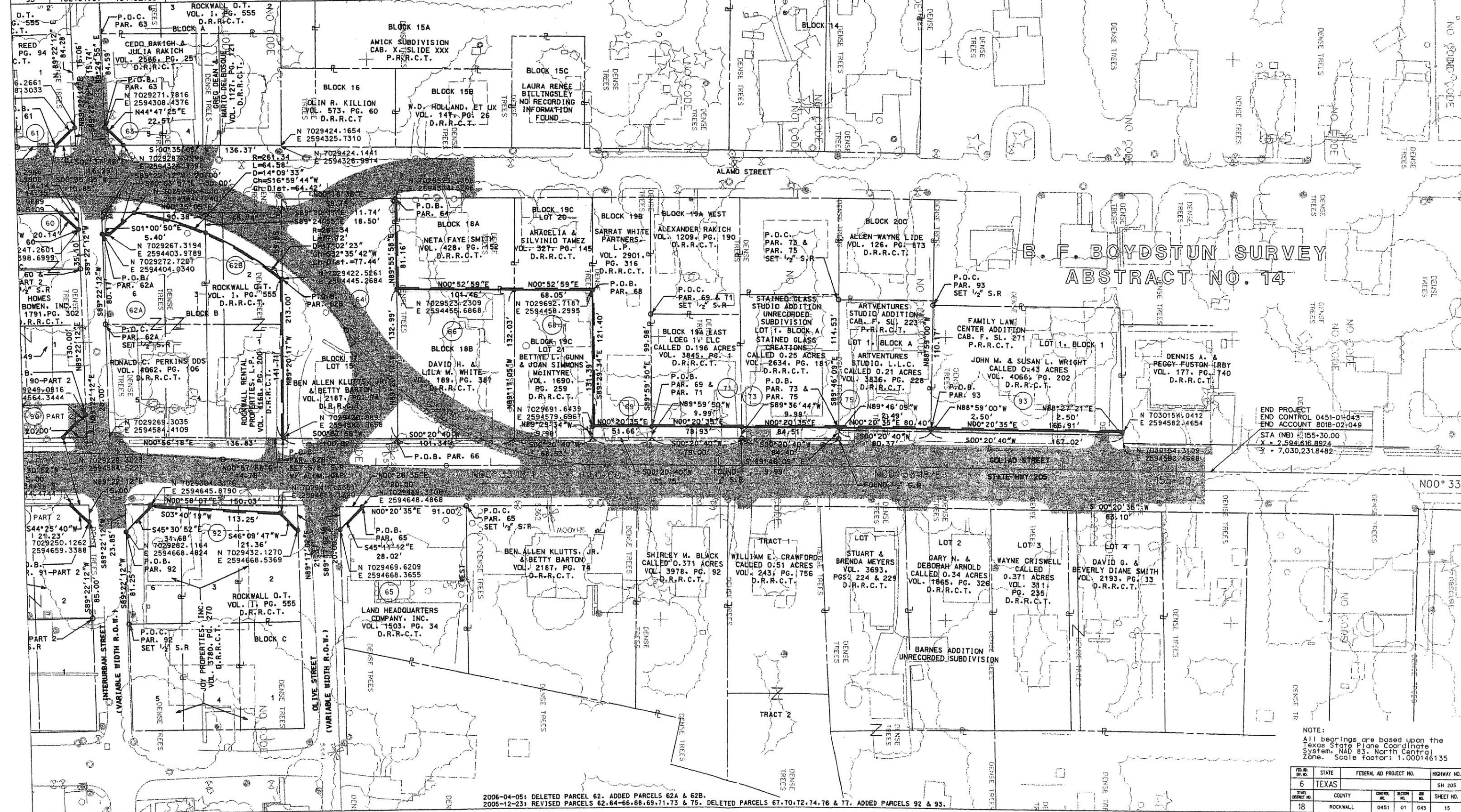
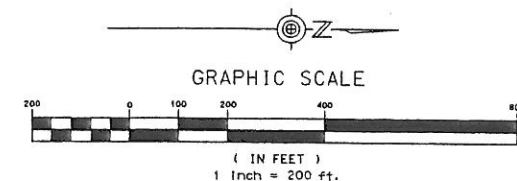


NOTE:
All bearings are based upon the Texas State Plane Coordinate System, NAD 83, North Central Zone. Scale factor: 1.000146135

FILE NO.	STATE	FEDERAL AID PROJECT NO.	HIGHWAY NO.
6	TEXAS		SH 205
STATE DISTRICT NO.	COUNTY	CONTRACT NO.	SHEET NO.
18	ROCKWALL	0451	01 043 14A

PAR. NO.	STATION TO STATION	OWNER	TYPE OF CONV.	CONVEYANCE VOL.	PAGE	AREA TO BE ACQ.	REMAINDER LEFT	REMAINDER RIGHT
62A	146+34.45 - 147+24.76	RONALD C. PERKINS, DDS	FEE			0.0192 AC.		0.39 AC.
62B	147+24.76 - 148+12.83	ROCKWALL RENTAL PROPERTIES, L.P.	FEE			0.0555 AC.		0.25 AC.
63	146+35.29 - 146+48.78	DRAGO & CEDO RAKICH	FEE			0.0029 AC.	0.19 AC.	
64	147+73.11 - 149+80.81	BEN ALLEN KLUTTS, JR. & BETTY BARTON	FEE			0.4933 AC.	0.00 AC.	0.00 AC.
65	147+68.90 - 147+88.64	LAND HEADQUARTERS COMPANY, INC.	FEE			0.0046 AC.		0.34 AC.
66	148+19.34 - 149+21.04	DAVID H. & LILA M. WHITE	FEE			0.3085 AC.	0.00 AC.	
68	149+21.04 - 149+89.56	BETTYE L. GUNN & JOAN SIMMONS MCINTYRE	FEE			0.2065 AC.	0.00 AC.	
69	149+89.56 - 150+41.31	SARRAT WHITE PARTNERS, L.P.	FEE			0.0119 AC.	0.24 AC.	
71	150+41.31 - 151+20.31	LDEG 1, LLC	FEE			0.0181 AC.	0.18 AC.	
73	151+20.31 - 152+04.71	STAINED GLASS CREATIONS	FEE			0.0194 AC.	0.23 AC.	
75	152+04.71 - 152+84.97	ARTVENTURES STUDIO, L.L.C.	FEE			0.0046 AC.	0.21 AC.	
92	145+81.63 - 147+31.86	JOY PROPERTIES, INC.	FEE			0.0202 AC.		0.66 AC.
93	152+84.97 - 154+52.33	JOHN M. & SUSAN L. WRIGHT	FEE			0.0096 AC.	0.42 AC.	

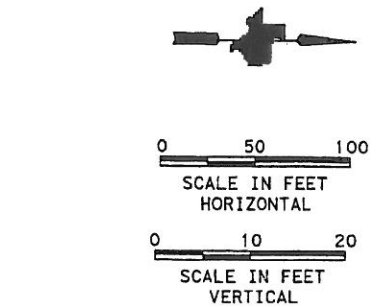
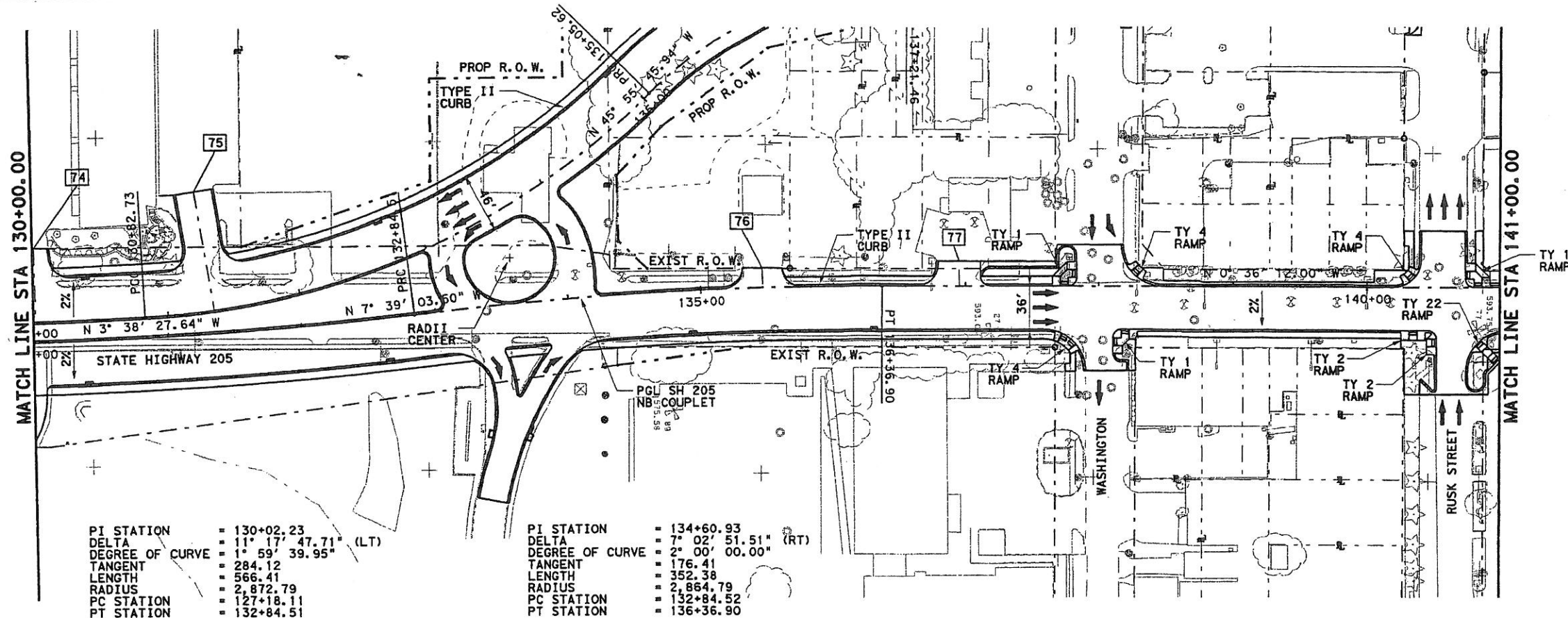
LEGEND	
—	PROPOSED ROW
—	EXISTING ROW
—	PROPERTY LINE
—	COUNTY LINE
—	CONTROL OF ACCESS LINE
—	SURVEY LINE
—	FENCE LINE
—	CITY LIMITS
—	P.O.C.
—	P.O.B.
—	EASEMENT
—	RAILROADS
—	STRUCTURE
—	POINT OF COMMENCING
—	POINT OF BEGINNING
—	FOUND CONC. MONUMENT
—	SET 5/8" STEEL ROD WITH ALUMINUM TXDOT CAP
—	SET OR FOUND MONUMENTATION



NOTE:
All bearings are based upon the Texas State Plane Coordinate System, NAD 83, North Central Zone. Scale factor: 1.000146135

2006-04-05: DELETED PARCEL 62. ADDED PARCELS 62A & 62B.
2005-12-23: REVISED PARCELS 62A-66, 68, 69, 71, 73 & 75. DELETED PARCELS 67, 70, 72, 74, 76 & 77. ADDED PARCELS 92 & 93.

FED. AD PROJECT NO.	STATE	COUNTY	SECTION	SH	SHEET NO.
6	TEXAS	ROCKWALL	0451	01	043
					15

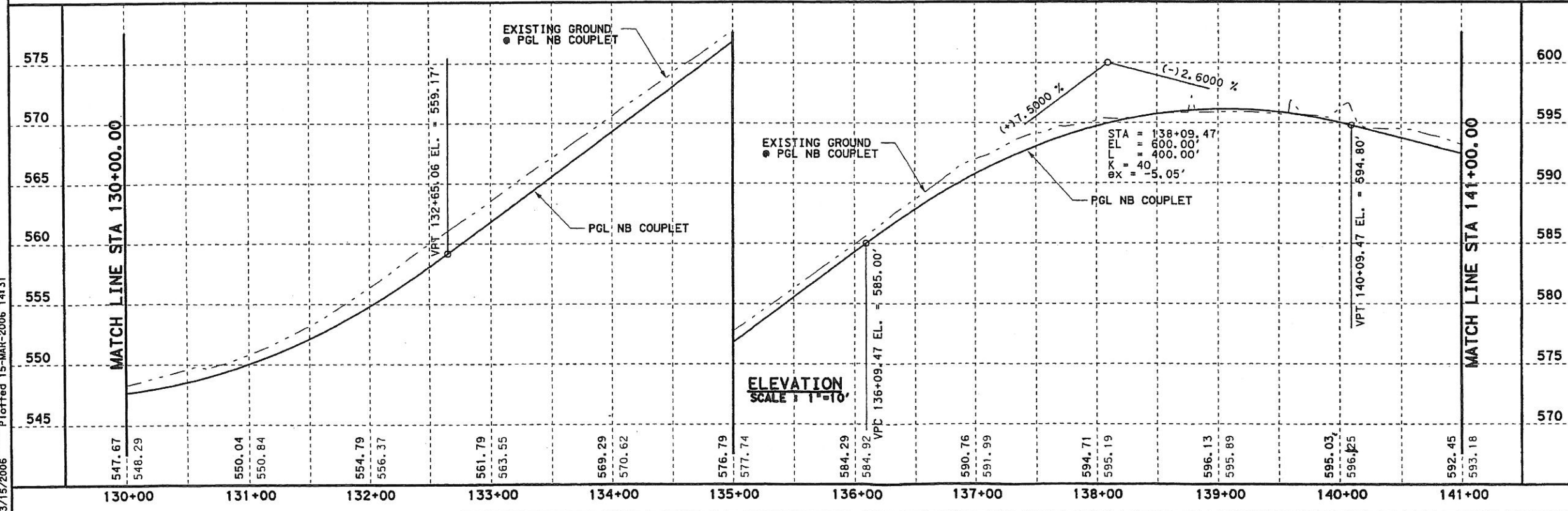


☒ - DRIVEWAY NUMBER
SEE DRIVEWAY DETAIL
SHEET FOR DIMENSIONS

PI STATION = 130+02.23
DELTA = 11° 17' 47.71" (LT)
DEGREE OF CURVE = 1° 59' 39.95"
TANGENT = 284.12
LENGTH = 566.41
RADIUS = 2,872.79
PC STATION = 127+18.11
PT STATION = 132+84.51

PI STATION = 134+60.93
DELTA = 7° 02' 51.51" (RT)
DEGREE OF CURVE = 2° 00' 00.00"
TANGENT = 176.41
LENGTH = 352.38
RADIUS = 2,864.79
PC STATION = 132+84.52
PT STATION = 136+36.90

PLAN
SCALE 1" = 100'



ELEVATION
SCALE 1" = 10'

3/15/06

STATE OF TEXAS
TODD P. CONSTANT
88243
LICENSED PROFESSIONAL ENGINEER

Parsons Brinckerhoff Quade & Douglas, Inc.
2777 Stemmons Freeway
Suite 1333
Dallas, TX 75207

Texas Department of Transportation
© 2006

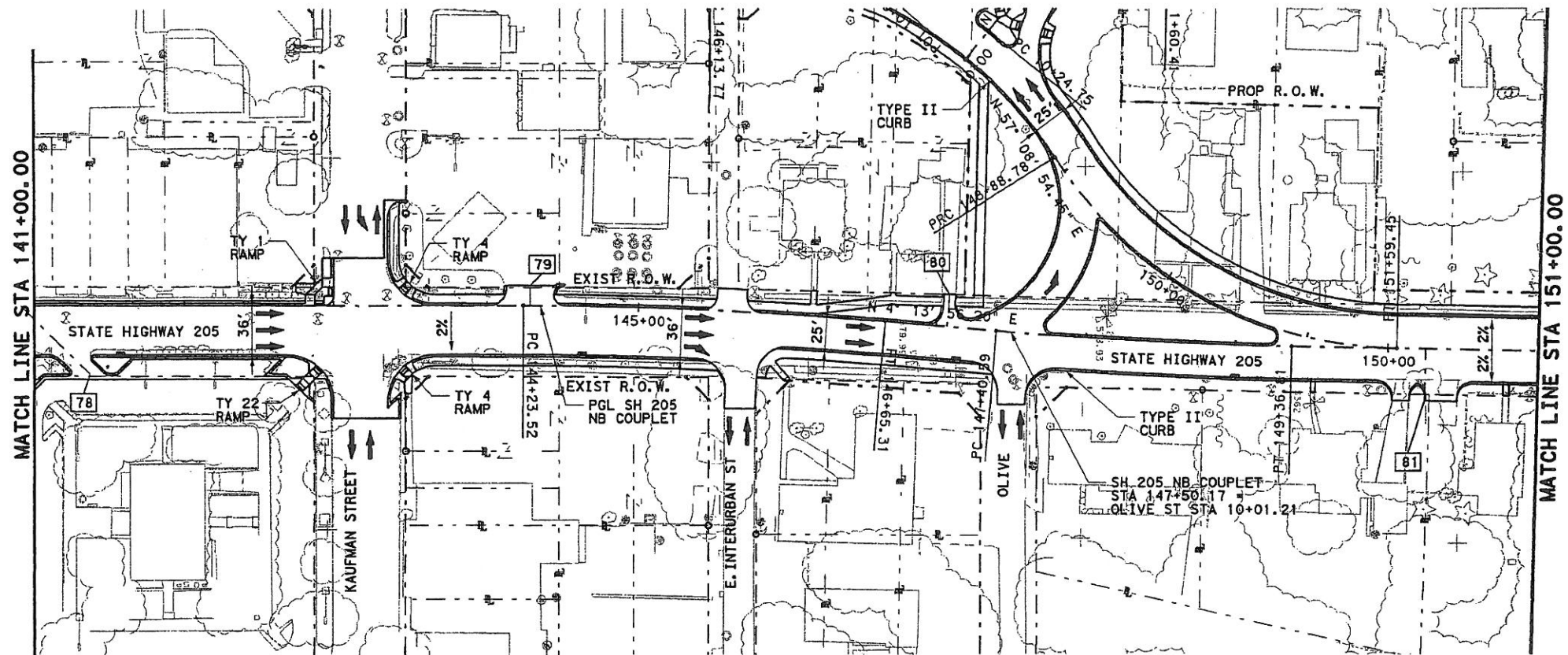
SH 205
ROADWAY
NB COUPLET
PAVING PLAN & PROFILE
STA 130+00 TO 141+00

SHEET 14 OF 33

FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	HIGHWAY NO.
6	(SEE TITLE SHEET)	SH 205
STATE	DIST.	COUNTY
TEXAS	DALLAS	ROCKWALL
CONT.	SECT.	JOB
0451	01	032, ETC

271

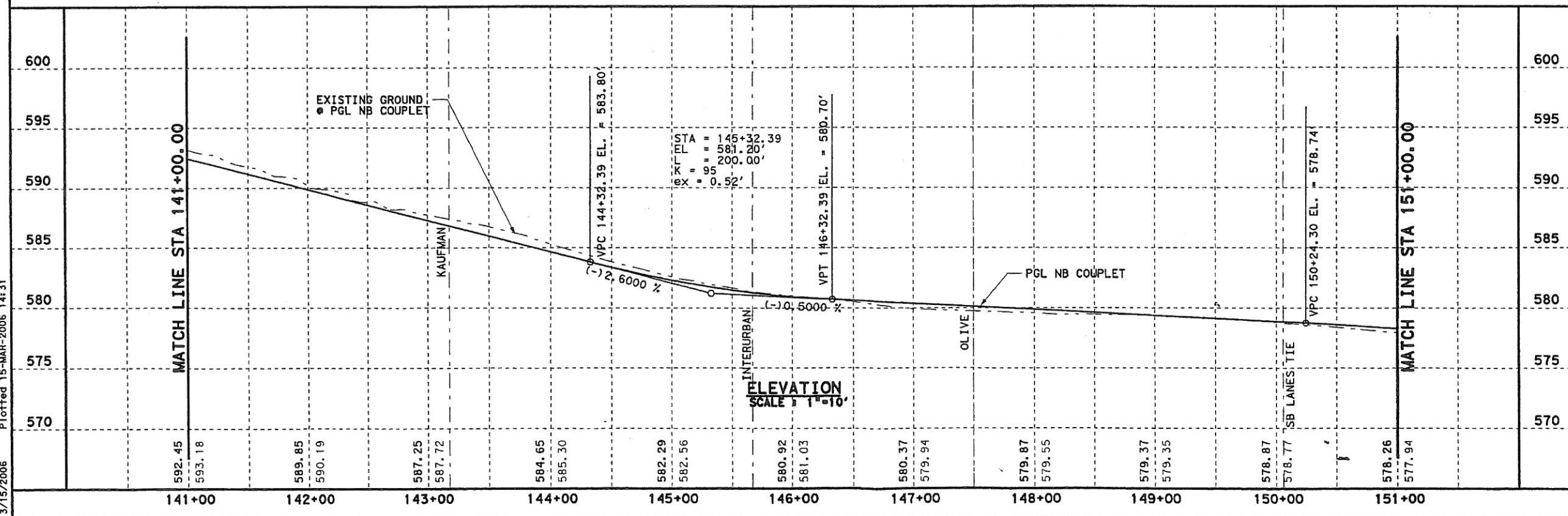
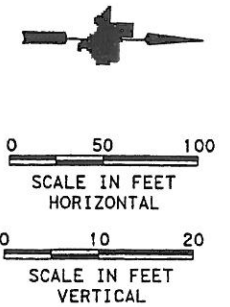
DGN=c:\JOBS\22451c-SH205\paving\p14.dgn, ON=10-11, 13-623
3/15/2006 Plotted 15-MAR-2006 14:31



NB MAINLANES
PI STATION = 145+44.49
DELTA = 4° 50' 08.34" (RT)
DEGREE OF CURVE = 2° 00' 00.00"
TANGENT = 120.96
LENGTH = 241.78
RADIUS = 2,864.79
PC STATION = 144+23.52
PT STATION = 146+65.31

NB MAINLANES
PI STATION = 148+38.74
DELTA = 3° 55' 27.46" (LT)
DEGREE OF CURVE = 2° 00' 00.00"
TANGENT = 98.15
LENGTH = 196.21
RADIUS = 2,864.79
PC STATION = 147+40.59
PT STATION = 149+36.81

X - DRIVEWAY NUMBER
SEE DRIVEWAY DETAIL
SHEET FOR DIMENSIONS



3/15/06

STATE OF TEXAS
TODD P. CONSTANT
88243
PROFESSIONAL ENGINEER

Parsons Brinckerhoff Quade & Douglas, Inc.
2777 Stemmons Freeway
Suite 1333
Dallas, TX 75207

Texas Department of Transportation
© 2006

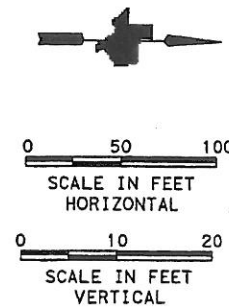
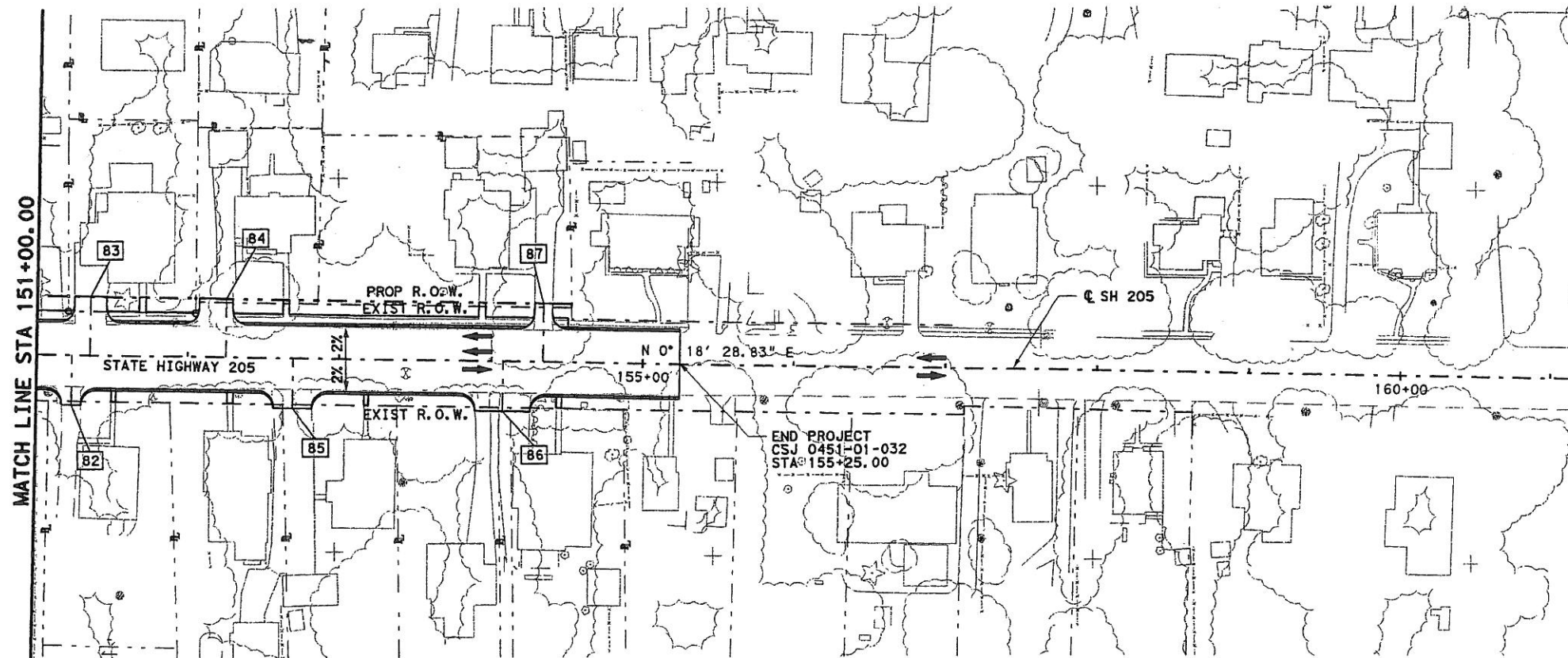
SH 205

ROADWAY
NB COUPLET
PAVING PLAN & PROFILE
STA 141+00 TO 151+00

SHEET 15 OF 33

FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	HIGHWAY NO.
6	(SEE TITLE SHEET)	SH 205
STATE	DIST.	COUNTY
TEXAS	DALLAS	ROCKWALL
CONT.	SECT.	JOB
0451	01	032, ETC
SHEET NO. 272		

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3/15/2006 Plotted 15-MAR-2006 14:31



X - DRIVEWAY NUMBER
SEE DRIVEWAY DETAIL
SHEET FOR DIMENSIONS

PLAN
SCALE 1"=100'

ELEVATION
SCALE 1"=10'

3/15/06

STATE OF TEXAS
TODD P. CONSTANT
88243
REGISTERED PROFESSIONAL ENGINEER

Parsons Brinckerhoff Quade & Douglas, Inc.
2777 Stemmons Freeway
Suite 1333
Dallas, TX 75207

Texas Department of Transportation
© 2006

SH 205		ROADWAY	
NB COULET		PAVING PLAN & PROFILE	
STA 151+00 TO END OF PROJECT		SHEET 16 OF 33	
FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	HIGHWAY NO.	
6	(SEE TITLE SHEET)	SH 205	
STATE	DIST.	COUNTY	SHEET NO.
TEXAS	DALLAS	ROCKWALL	273
CONT.	SECT.	JOB	
0451	01	032, ETC	

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3/15/2006 Plotted 15-MAR-2006 14:31

**GOAL: TO CLARIFY HPAB FUTURE VISION OF THE NORTH GOLIAD DISTRICT
AND BETTER USE PAST, PRESENT AND FUTURE TENSES TO DEFINE THE
CHARACTER OF THE DISTRICT**

Proposed Changes to Page 4 N. Goliad Historic District Guidelines

Paragraph 3 – Last Sentence

Today, as Rockwall grows at an even faster pace, it is essential to retain the historic character of North Goliad Street that offers a picture of Rockwall's growth and development.

New Heading Before Paragraph 4

CURRENT CHANGES AND FUTURE GROWTH

Paragraph 1 remains with last sentence moved to a second paragraph.

Paragraph 2

Restoration of historic structures is encouraged with tax incentives and design guidelines to ensure that new construction compliments existing structures. Properties of all contribution levels currently located on North Goliad may not be feasible or desirable to save in the future. It may be impossible to incorporate them into the changing uses of properties on the street. Through review of proposed projects and demolition applications, it is the goal of The Historic Preservation Advisory Board to attempt to relocate structures that have historical significance because of their age, architectural style, important residents or events that are related to the history of the property. When relocation or demolition is necessary; the history, original location and all significant information should be carefully documented and preserved.

PROPOSAL

NORTH GOLIAD DISTRICT

September 25, 2006

Objective:

To set standards for the modification of certain existing buildings and for the new construction on lots other than those designated as historic which have been granted landmark status. This district is governed by Planned Development District 50.

Designated Historic properties

The following buildings are designated contributing historic and are subject to restrictions as noted in this ordinance

West side: 301, 505, 803, 925. East side to remain as designated.

1. New buildings will also be subject to approval of the Historic Preservation Advisory Board.
 - A. Buildings are limited in height to a maximum height at roof peak of 36'.
 - B. Architectural styles are limited to those styles typical of those built between 1855 through 1915. Examples are shown in addenda.
2. Contributing historic buildings are expected to follow this guideline.
 - A. Building sides visible from the streets are not to be altered from their original design. Replacement elements including columns, windows, doors, and siding should match the original as closely as possible.
 - B. New buildings built according to these guidelines automatically become contributing and are subject to the "non-alteration" rule.
 - C. In the cases where a historic structure has been altered so as to render it non-contributing, a reconstruction to return it to its original status will be encouraged.
3. Certificate of Appropriateness

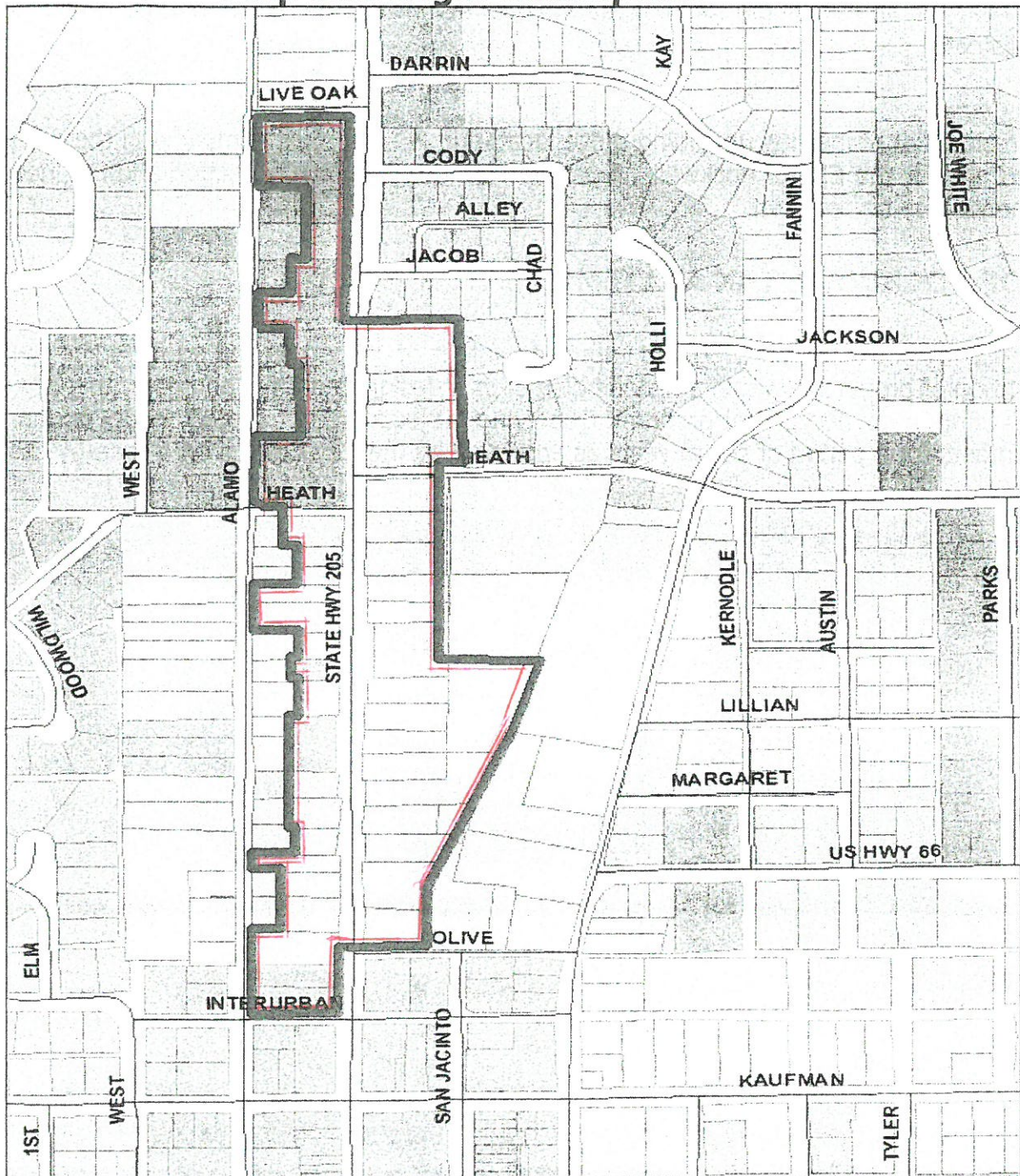
See section 12.3 of Historic Preservation Board Ordinance.
(Page numbers refer to existing ordinance)

Applicability

All buildings within the district require a certificate of appropriateness.

4. Application procedure
(same as G in other ordinance except 5B is changed to read: For non-contributing structures, the proposed work follows the guidelines for new construction (pg.56))
5. Actions after Board Decisions (same as H, pg. 57)
6. Emergency procedure (same as I, pg. 58)
7. Demolition (replace with this wording)
A certificate of appropriateness is required prior to receiving a permit for demolition of a contributing property. A positive recommendation from a registered architect retained by the owner supporting demolition will allow the removal of a building.
8. Enforcement (same as pg. 58)
9. Ordinance maintenance (same as pg. 59)

Map and Legal Description



North Goliad Historic District

PD 50

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared FRANKLIN COLEMAN, known to me to be the person whose name is subscribed to it, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

Given upon my hand and seal of office this 20 day of October 2005.

Notary Public in and for the State of Texas

My Commission Expires 8/31/05


ROCKWALL, TEXAS

90 Add.

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Monte, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated.

GIVEN UPON MY HAND and seal of office this 24th day of October, 2020.

 Monte

Notary Public in and for the State of Texas

My Commission Expires: 8/13/05

CARLENE

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permitted to be constructed, nor shall such approval constitute any representation, assurance or guarantee by the City as to the adequacy and availability for use either for personal use and fire protection within such plat as required under Ordinance 33-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fenty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Faroid L. Feby, III
Registered Professional Land Surveyor No. 5034

COUNTY OF TEXAS
This instrument was acknowledged before me on the 17th day of October 2004
By _____
STATE OF TEXAS
My Commission Expires: 3-31-04
Notary Public in and for the State of Texas My Commission Expires: _____

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission
Date 23 Oct 01

APPROVED

I hereby certify that the above and foregoing part of an addition to the City of Rockwall, Texas, was approved by the City

Council of the City of Rockwall on the 15 day of October, 2001.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the

WITNESS OUR HANDS, this 29th day of October, 2001.

City of Rockwall.
 720
 Mayor, City of Rockwall, 720
 Can Section 1.04 of Rockwall
 Charles Austin
 ROCKWALL

SEAL CITY

REPLAT

INTEGO ADDITION
ADDITION TO THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

JOSEPH CADLE SURVEY A-65
0.55 ACRES (1 LOT)
E/28

CLIENT ONE STOP OF NONE

Ross
HANDOUT

PROPOSAL NORTH GOLIAD DISTRICT September 25, 2006

Objective:

To set standards for the modification of certain existing buildings and for the new construction on lots other than those designated as historic which have been granted landmark status. This district is governed by Planned Development District 50.

Designated Historic properties

The following buildings are designated contributing historic and are subject to restrictions as noted in this ordinance

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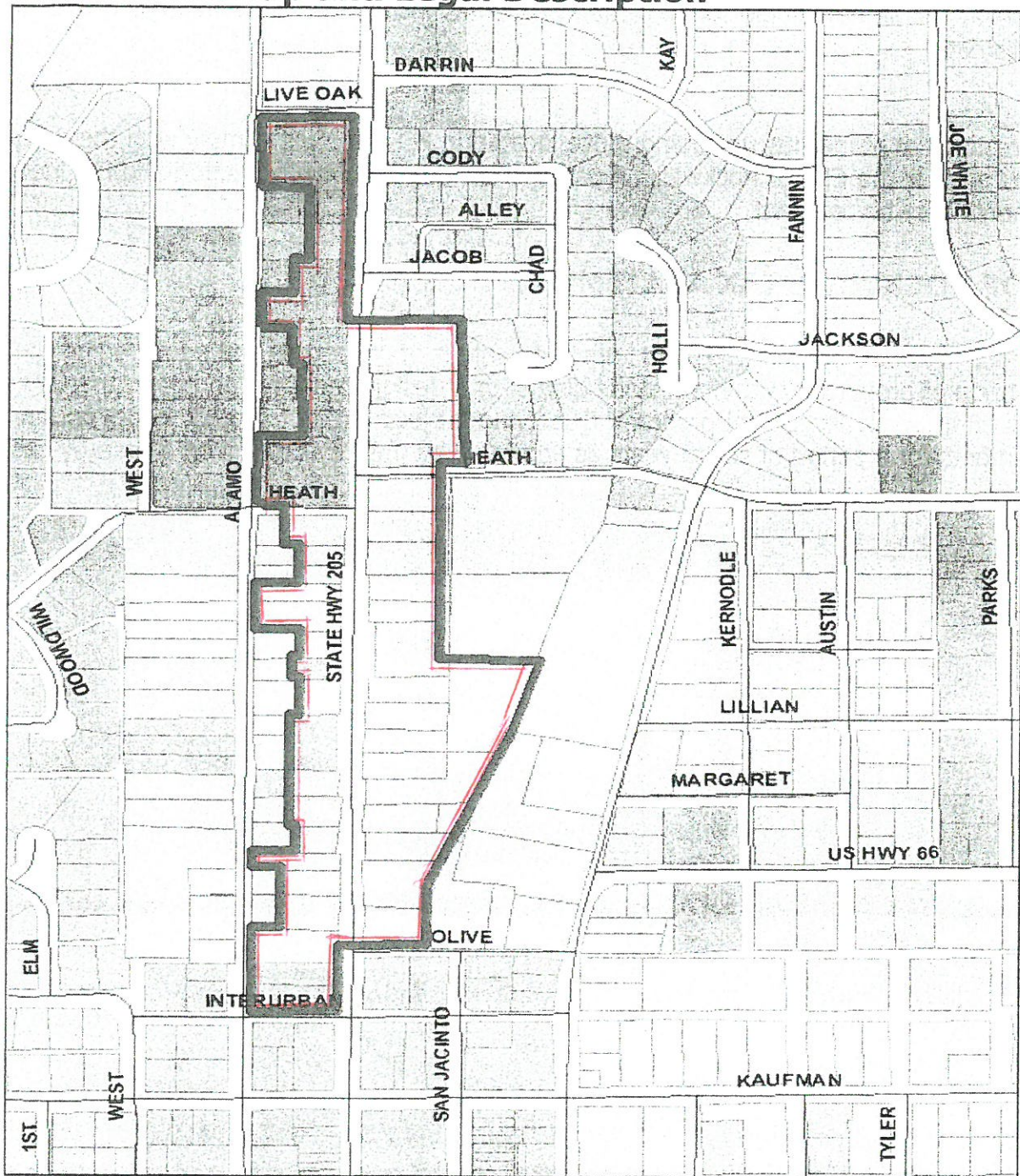
1. New buildings will also be subject to approval of the Historic Preservation Advisory Board.
 - A. Buildings are limited in height to a maximum height at roof peak of 36'.
 - B. Architectural styles are limited to those styles typical of those built between 1855 through 1915. Examples are shown in addenda.
2. Contributing historic buildings are expected to follow this guideline.
 - A. Building sides visible from the streets are not to be altered from their original design. Replacement elements including columns, windows, doors, and siding should match the original as closely as possible.
 - B. New buildings built according to these guidelines automatically become contributing and are subject to the "non-alteration" rule.
 - C. In the cases where a historic structure has been altered so as to render it non-contributing, a reconstruction to return it to its original status will be encouraged.
3. Certificate of Appropriateness
See section 12.3 of Historic Preservation Board Ordinance.
(Page numbers refer to existing ordinance)

Applicability

All buildings within the district require a certificate of appropriateness.

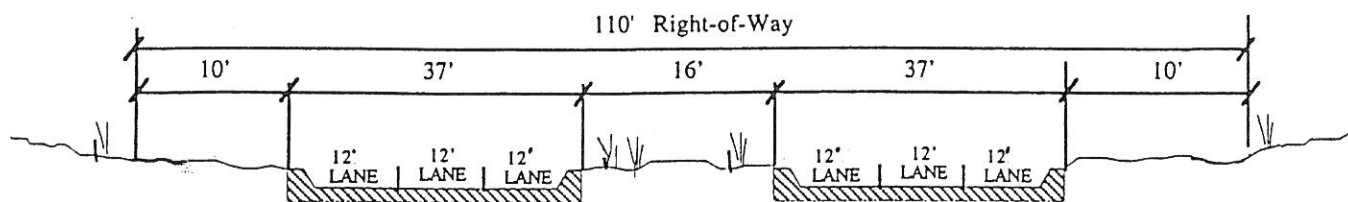
4. Application procedure
(same as G in other ordinance except 5B is changed to read: For non-contributing structures, the proposed work follows the guidelines for new construction (pg.56))
5. Actions after Board Decisions (same as H, pg. 57)
6. Emergency procedure (same as I, pg. 58)
7. Demolition (replace with this wording)
A certificate of appropriateness is required prior to receiving a permit for demolition of a contributing property. A positive recommendation from a registered architect retained by the owner supporting demolition will allow the removal of a building.
8. Enforcement (same as pg. 58)
9. Ordinance maintenance (same as pg. 59)

Map and Legal Description

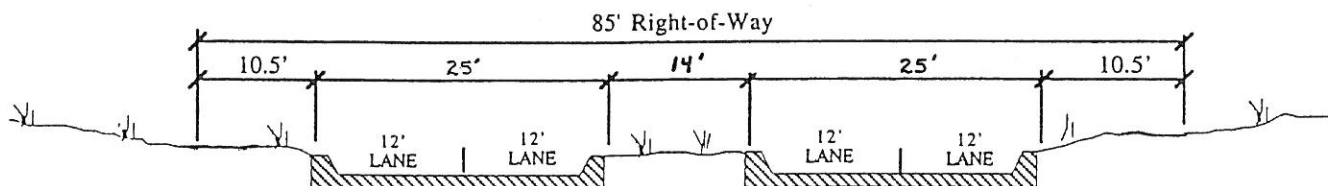


North Goliad Historic District

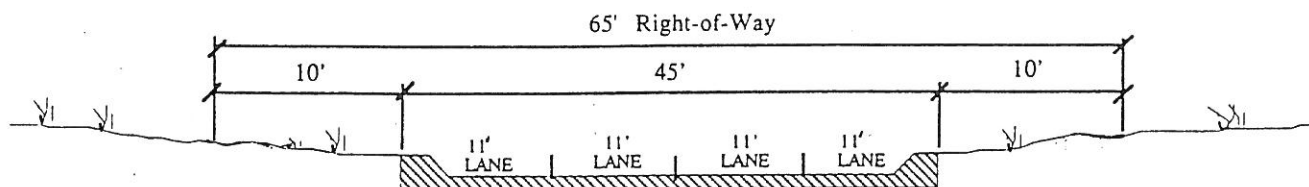
PD 50



PRINCIPAL 6 - LANE DIVIDED ARTERIAL



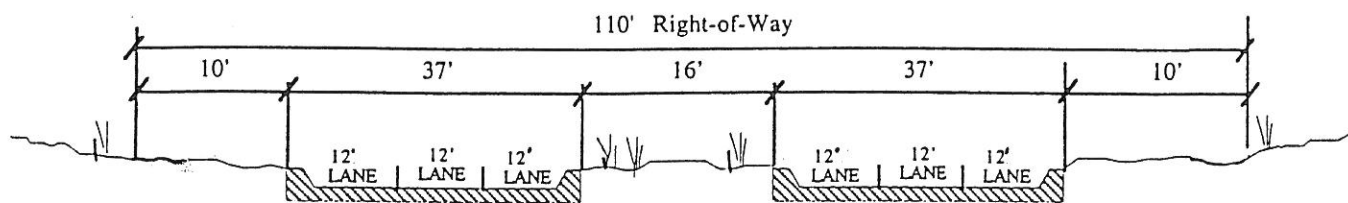
MINOR 4 - LANE DIVIDED ARTERIAL



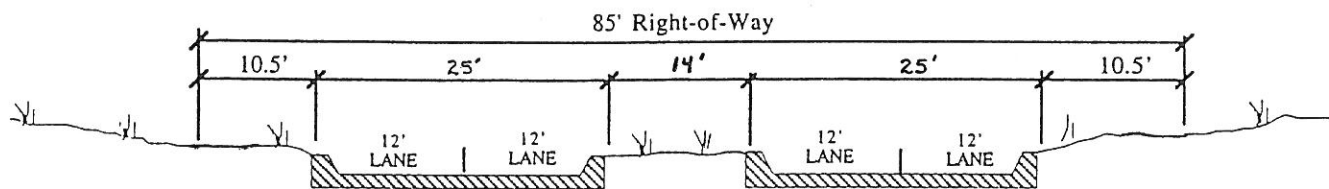
MAJOR 4 - LANE UNDIVIDED COLLECTOR

Typical Cross Sections - Arterial Streets

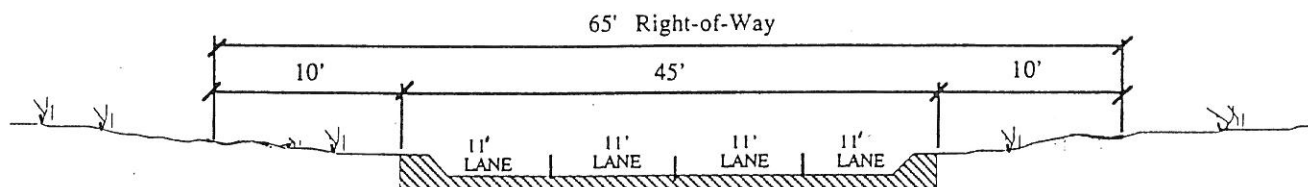
Figure 2.1A



PRINCIPAL 6 - LANE DIVIDED ARTERIAL



MINOR 4 - LANE DIVIDED ARTERIAL



MAJOR 4 - LANE UNDIVIDED COLLECTOR

Typical Cross Sections - Arterial Streets

Figure 2.1A



CITY OF ROCKWALL

at Rockwall CityPlace

Public Notice

The City of Rockwall Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/12/2006 at 6:00 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas and the Rockwall City Council will hold a public hearing on **Monday, 9/18/2006 at 6:00 p.m.** in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

H2006-005: North Goliad Historic District

Hold a public hearing and consider a city initiated request for the adoption of the North Goliad Historic District, including Design Review Guidelines, and take any action necessary. The area is zoned (PD-50) Planned Development and (GR) General Retail District and is situated along North Goliad, south of Live Oak Street and North of Interurban, containing approximately 21.29 acres of land. A portion of the proposed district is also located within the Old Town Rockwall Historic District.

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure that your comments are included in the information sent to the Planning and Zoning Commission, please return the completed form below by 9/07/2006 to:

Chris Spencer
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

Email: planning@rockwall.com
Phone: (972) 771-7745
Fax: (972) 771-7748

(please return portion of form below the dotted line)

Case number: H2006-005

Please place a check mark on the appropriate line below:

_____ I am in favor of the request for the reasons listed below

161

☒ I am opposed to the request for the reasons listed below

its my property and I don't need anybody telling me their thoughts, opinions or ideas about what I want to do with it. I bought it for General Retail and that's how I want it to remain
Your Name: David Alsobrooks

Rockwall Property Address: 202 interurban
- Please see Location Map of Subject Property on the back of this notice -



CITY OF ROCKWALL

at Rockwall CityPlace

Public Notice

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Email: planning@rockwall.com
Phone: (972) 771-7745
Fax: (972) 771-7748

(please return portion of form below the dotted line)

Case number: H2006-005

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below 161

☒ I am opposed to the request for the reasons listed below

*There is very little real estate homes worth
saving - it will make my land worthless.
rules + regulations will diminish the value*

Your Name: _____

Spelly Word

Rockwall Property Address: _____

905 Alamo

- Please see Location Map of Subject Property on the back of this notice -





CITY OF ROCKWALL

at Rockwall CityPlace

Public Notice

The City of Rockwall Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/12/2006 at 6:00 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas and the Rockwall City Council will hold a public hearing on **Monday, 9/18/2006 at 6:00 p.m.** in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

H2006-005: North Goliad Historic District

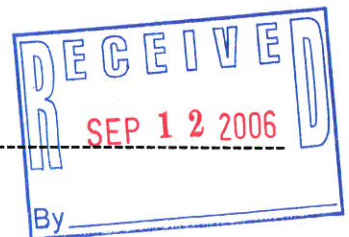
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385 S. Goliad Street
Rockwall, TX 75087

Email: planning@rockwall.com
Phone: (972) 771-7745
Fax: (972) 771-7748

(please return portion of form below the dotted line)



Case number: H2006-005

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below

161

☒ I am opposed to the request for the reasons listed below

I believe the city is best served for this area to develop into a more retail/commercial area & the guidelines will not promote this & will in fact inhibit this. I would like to maintain the historic image but not by keeping tiny inexpensive homes the same just because they are old.

Your Name: _____

Stuart Mayers

Rockwall Property Address: 506 N. Goliad

- Please see Location Map of Subject Property on the back of this notice -

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 9/12/2006

APPLICANT: City of Rockwall

AGENDA ITEM: H2006-005; North Goliad Historic District

Hold a public hearing and consider a city initiated request for the adoption of the North Goliad Historic District, including Design Review Guidelines, and take any action necessary. The area is zoned (PD-50) Planned Development and (GR) General Retail District and is situated along North Goliad, south of Live Oak Street and North of Interurban, containing approximately 21.29 acres of land. A portion of the proposed district is also located within the Old Town Rockwall Historic District.

BACKGROUND INFORMATION:

In June of 2005, the City Council directed staff by a vote of 6-0 to work with the Historic Preservation Advisory Board in the creation of a North Goliad Historic District. Over the past year staff, the Historic Preservation Advisory Board and the HPAB subcommittee have worked on creating and finalizing the proposed guidelines for the District.

All the properties located within the proposed district are currently zoned PD-50 (Planned Development No. 50) or General Retail district. All the properties that are located along the east side of North Goliad are currently within the existing Old Town Rockwall Historic District and 925 North Goliad is a landmark property. The existing guidelines for the "Old Town Rockwall Historic District" are intended to be residential in nature and do not provide the applicant seeking a Certificate of Appropriateness or the Historic Preservation Advisory Board with the proper direction concerning this type of Historic district.

The North Goliad corridor is continuing to change from a single family area to a professional office district. Staff feels that as the properties convert to non-residential uses, the historic single-family character that identifies the North Goliad corridor should be preserved.

A North Goliad Historic District Town Hall meeting was held on August 3, with citizens, staff and three Board members. Staff sent a copy of the guidelines out to each property owner located within the District prior to the meeting. At the meeting, staff briefly explained the proposed guidelines and then took questions and comments from the audience. The following are a list of concerns raised by those property owners and citizens that were present:

1. Availability and expense of using historic materials instead of existing aluminum siding that many properties currently have.
2. Added step to an already bureaucratic permit process.
3. Concern of residents that still live on North Goliad about more properties converting to non-residential uses.
4. Allowing front-yard parking for non-residential uses.
5. Lower than adequate security lighting levels.
6. Expanding the uses allowed within PD-50 and relaxing the zoning restrictions.

Prior to the HPAB meeting on August 17, 2006 and prior to the P&Z and City Council public hearings for September 12th and September 18th, respectively, staff has sent notices to the property owners located within the proposed district as well as those located within 200' (161 notices overall). At the time of this report we have received seven (7) responses in favor and six (6) in opposition.

RECOMMENDATIONS:

Staff Recommends approval of the request.


On August 17, 2006, the Historic Preservation Advisory Board recommended approval of the creation of the North Goliad Historic District with the attached "Guidelines" by a vote of 6-1 (Ross against).

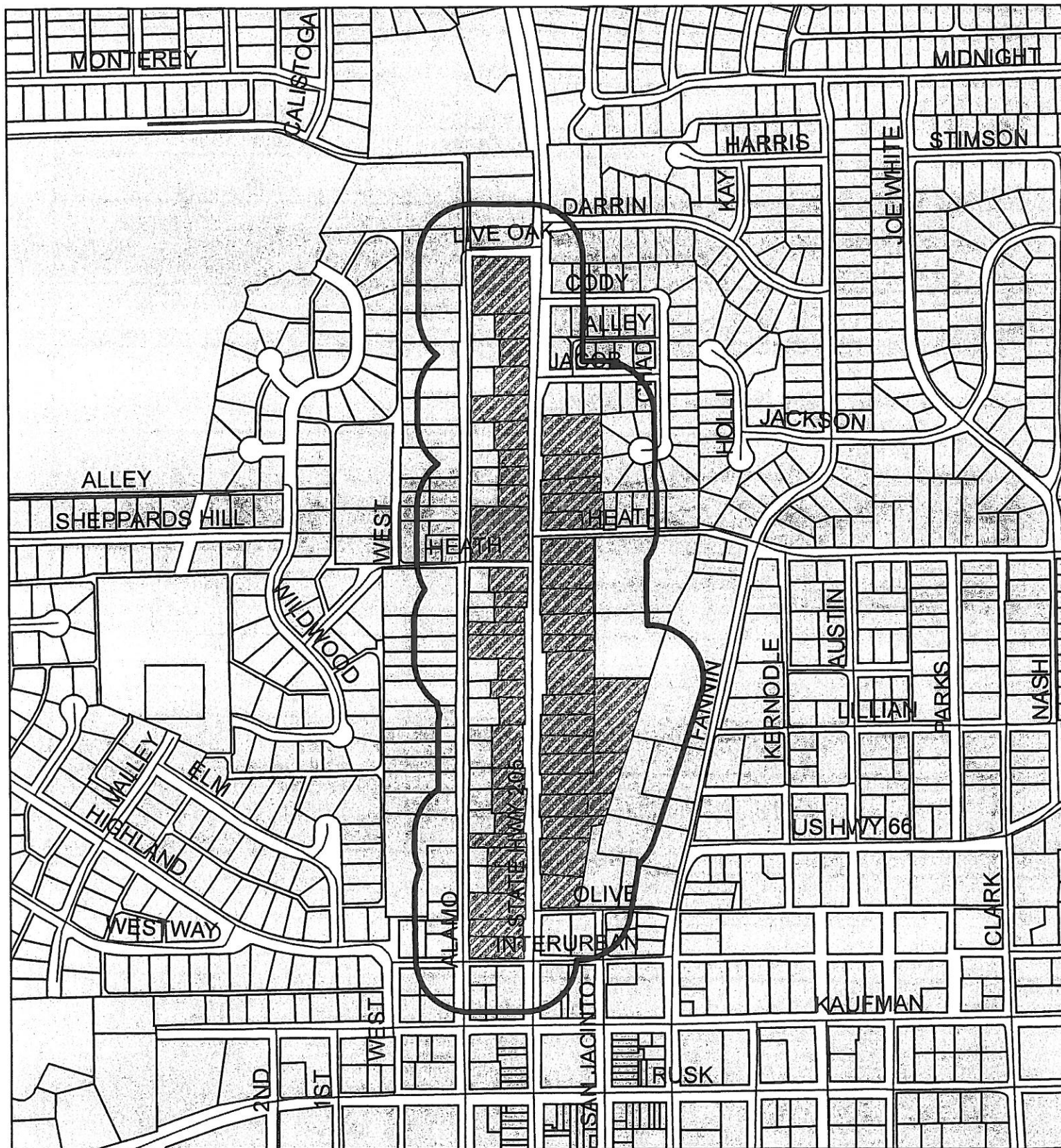
OLD TOWN ROCKWALL HISTORIC DISTRICT REGISTRY APPLICATION

Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please use the attached "continuation sheet".

Address of Property: <u>301-925 N. Goliad</u> (address or legal description)				
Street Address				
<u>Rockwall</u> City	<u>Texas</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County	
Name of Property, If Applicable: _____ (name of Structure or Addition name)				
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)				
Name of Historic District: <u>NORTH GOLIAD HISTORIC DISTRICT</u> ____ 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: _____ Street Address: <u>301-925 N. Goliad</u>				
<u>Rockwall</u> City	<u>Texas</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County	
Authorized Contact: _____ Street Address: _____ (if different from Owner)				
_____ City	_____ State	_____ Zip	_____ County	_____ Telephone Number
Description of Property Appearance (architectural style, square footage,...etc.):				
Statement of Significance (year built, historical context,...etc.)				
Owner's Signature _____		City of Rockwall Use Only:		
Date: <u>7/20/06</u>		H2006-005		

Legend

 200-ft Buffer



N



Location Map

H2006-005

NORTH GOLIAD HISTORIC DISTRICT

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.

☒ I am in favor of the request for the reasons listed below

161

☐ I am opposed to the request for the reasons listed below

I believe it is a step toward the improvement
of downtown Rockwall.

Your Name: Terry Holmes

Rockwall Property Address: 106 W KAUTMAN Street

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad



Rockwall, Texas 75087



(972)

771-7745

Case number: H2000-000

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below

161

☐ I am opposed to the request for the reasons listed below

Your Name: Janie Wimpee

Rockwall Property Address: 909 N. Goliad

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad



Rockwall, Texas 75087



(972)

771-7745

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below

161

☐ I am opposed to the request for the reasons listed below

Improved appearance, property values

Your Name: Rick Wimpee

Case number: H2006-005

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below

161 SEP 07 2006

☐ I am opposed to the request for the reasons listed below

Good for property values - neighborhood
in general

Your Name: Dennis and Peggy Jolley

Rockwall Property Address: 703 N. Goliad

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad

Rockwall, Texas 75087

(972)

771-7745

Case number: H2006-005

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below but...

161 SEP 07 2006

☐ I am opposed to the request for the reasons listed below

Define "adopted" and outline buffer zone^{and}; will the city
buy the property within the buffer zone?

Will you destroy the value of a new house without compensation?
Is this 26.29 acres all or part for preservation or eminent domain?

Your Name: Robert J. and Betty A. Cotter

Rockwall Property Address: 603 N. Alamo Rd. Rockwall, TX. 75087

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad

Rockwall, Texas 75087

(972)

771-7745

Case number: H2006-005

Please place a check mark on the appropriate line below:

AUG 09 2006

☒ I am in favor of the request for the reasons listed below

161

☐ I am opposed to the request for the reasons listed below

With the purchase of properties by people from other areas with different attitudes, I think it is necessary in order to protect the existing community.

Your Name: Wayne Criswell

Rockwall Property Address: 604 N. Goliad

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad

Rockwall, Texas 75087

771-7745

(972)

Case number: H2006-005

Please place a check mark on the appropriate line below:

☒ I am in favor of the request for the reasons listed below

161

☐ I am opposed to the request for the reasons listed below

Good for the neighborhood and my investment. There is much more to be done to clean this area up.

Your Name: Dennis & Peggy Irby

Rockwall Property Address: 703 N. Goliad

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad

Rockwall, Texas 75087

771-7745

(972)

Case number: H2006-005

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below

161

☒ I am opposed to the request for the reasons listed below

- 1.) BECAUSE THE CITY HAS ELECTED TO DISREGARD
PLANS FOR RENOVATION OF THE SQUARE.
2.) RESTRICTIONS, AS DRAFTED, FOR THE HISTORICAL
DISTRICT ARE TOO STRINGENT.

Your Name: JOHN/SUSAN WRIGHT

Rockwall Property Address: 603 N. GOLIAD

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad



Rockwall, Texas 75087



(972)

771-7745

Case number: H2006-005

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below

161

☒ I am opposed to the request for the reasons listed below

This would put undue hardships
on this neighborhood. It also singles out
this area as the only neighborhood with
these restrictions. It just isn't fair.

Your Name: John Benedetto

Rockwall Property Address: 113 E. Henth

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad



Rockwall, Texas 75087



(972)

771-7745

Case number: H2006-005

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below

161

☒ I am opposed to the request for the reasons listed below

There are too many restrictions.

Your Name: *James Moore*

Rockwall Property Address: *704 N. Goliad*

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad

Rockwall, Texas 75087

(972)

771-7745

Case number: H2006-005

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below

161

☒ I am opposed to the request for the reasons listed below

I see no need to take this area into the historical district. All the pertinent requirements already apply when a new business or planned building goes into the area. We oppose the extra burden being placed on

Your Name: *Rebecca Zell*

Rockwall Property Address: *505 N. Goliad this property*

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad

Rockwall, Texas 75087

(972)

771-7745

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below

161

☒ I am opposed to the request for the reasons listed below

I don't like to be told what I can do to my property, when I can do it, why I can do it, what materials I have to use. The reasoning for purchasing this property was that there were no associations attached. I feel this is nothing more than a city approved Home Owners Association.

Your Name: MISTY PHILLIPS

Rockwall Property Address: 705 North Goliad Rockwall Tx

- Please see Location Map of Subject Property on the back of this notice -

Back

385 South Goliad

Rockwall, Texas 75087

(972)

771-7745

The response time to receive feedback from the city is very long; time consuming. My property is in the hands; decisions of someone else but I make the mortgage; pay the taxes. Additionally, the tax cut is a lump charge. It's difficult already to get contractors to come to this city due to the inspectors. It's going to be much harder if they have additional; stringent guidelines to follow.

Whitley, Kim

From: Dave Alsobrook [wavethorn@charter.net]
Sent: Thursday, August 31, 2006 3:31 PM
To: Planning
Subject: H2006-005
Attachments: "AVG certification"

I am writing in reference H2006-005, to voice my opposition for this proposal. I worked hard to pay for my property, and won't let the city try and change the zoning or adopt my property which is now GR. My property is 3 lots at 202 interurban. Leave me out of this please. I consider this an invasion of my rights, and will do what is necessary to protect my interest.

I would also like to add, As a longtime resident of Rockwall (27 years), I feel like the city has already exploited and ruined our little town enough, with the continued growth and development of our once quiet little town for tax revenue. Just ask any of the original residents, Bill Peoples, Ted Lyons, Ralph Hall, Ted Cain, Sue Steiger, or Judy Clark, How they feel about what is happening our town now. Stop developing our town, before its too late. The town is over populated enough. If you want to do some planning, Why don't you plan how you are going to provide water and roadways for all of these people you are packing in here? How about a moratorium on any further developement? If we wanted this, we would move to Plano. I have heard a lot of people say they are also getting fed up with the City of Rockwall's Ideas and personal agenda for OUR TOWN. Leave it alone, you have done enough. These are my thoughts.

Sincerely,

David Alsobrook

8/31/2006

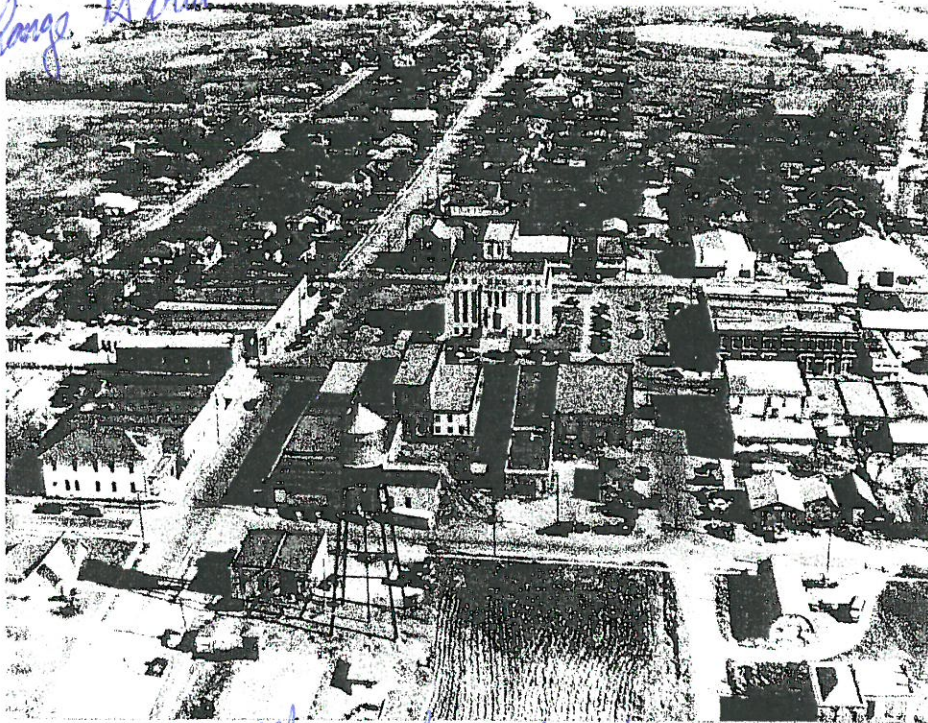
assumptions: misconception

- older is better than newer

- original is " " replacement

- Historic Board ~~is~~ knows what is best for a property, more than property owner.

- change is bad



- no preservation will occur unless we force it.

FOR THE NORTH GOLIAD HISTORIC DISTRICT

ROCKWALL, TEXAS
2006

*P. Z. Comm. S
8/8/06*

Prepared by:
The Rockwall Planning Department
The Rockwall Historic Preservation Advisory Board

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

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THE NORTH GOLIAD DISTRICT BACKGROUND INFORMATION

This distinct style of living described in our vision statement can trace its roots all the way back to the early 1850's when the first pioneer settlers came to the area. In 1854, the city was founded and over the next several decades the economy steadily grew and the citizens prospered. The Missouri, Kansas and Texas Railroad was built through Rockwall County in 1886, making the city of Rockwall a major shipping point for the area's main cash crop—cotton. Improved transportation, the construction of multiple cotton gins and the fertile blackland soil combined to keep Rockwall's economy booming well into the 1920's.

By 1917 the East Fork Levee District was developed, creating rich new farm land. At the time, Rockwall found itself with unprecedented prosperity. Land and cotton prices soared and local businesses grew rich. It was during these decades that well-off shopkeepers, businessmen, and politicians began to build beautiful homes with unique architectural elements that reflected their wealth. While many farmers remained in the rural areas, some who had done particularly well moved to town for a more genteel lifestyle. They, too, built homes that reflected their new social position. By the late twenties, cotton prices had started to decline and this, coupled with the arrival of the Great Depression, marked an abrupt end to decades of prosperity.

Today, some of the remnants and reminders of those prosperous decades lie within the North Goliad Historic District, a broad tree-lined residential street located to the north of the town square. Goliad Street (SH205) has historical significance as a major entrance from the north into Rockwall, and the District contains 42 structures and numerous outbuildings that exemplify a wide variety of significant architectural styles. Many of these structures were built between 1890 and 1920 when Rockwall experienced unprecedented growth. Today, as Rockwall grows at an even faster pace, it is essential to retain these structures as a perfect snapshot of Rockwall's hometown history.

In 2006, with rapid growth in the Rockwall area, The Texas Department of Transportation is proposing roadway improvements to Goliad Street (SH 205) to meet increased transportation needs. Demand for office and retail space in the downtown area has spurred zoning changes from residential to residential office to accommodate businesses locating on North Goliad. The guidelines developed for The North Goliad Historic District serve to stimulate investment in both residential and commercial uses for the district while preserving the integrity of North Goliad through required review of exterior design and signage. Restoration of historic structures is encouraged with tax incentives and design guidelines to ensure that new construction complements existing structures.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

The following are the Federal Standards for Rehabilitation

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
2. *The historic character of a property should be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property should be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, should not be undertaken.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right should be retained and preserved.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.*
6. *Deteriorated historic features should be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features should be substantiated by documentary, physical, or pictorial evidence.*
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction should not destroy historic materials that characterize the property. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property would be unimpaired.*

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Landscape Ordinance:

The Landscape Ordinance provides for standards and maintenance of landscaping types and arrangement for all non-single family zoned properties including the Residential Office (R-O) zoning district.

Building Code:

All non-residential properties (including those located in PD-50) must comply with the Adopted Building Code for the City of Rockwall. A permit from the Building Inspection and Engineering departments may be required.

CITY OF ROCKWALL TAX ABATEMENT

To promote the goals of stabilizing and improving values of properties and encouraging the rehabilitation of properties within a historic district or a designated City Landmark, the City of Rockwall offers a tax abatement program. Qualifying projects are not subject to city tax on the improvements for a period of seven years as approved by the City Council on a case-by-case basis.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

III. Definitions

Alteration means any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, exterior remodeling, painting, or removal of any structure.

Applicable Property/Applicable Structure are the terms used for properties that meet the following criteria, and are subject to the provisions of the historic district ordinance and these Guidelines:

- a. Either be a designated historical landmark or be wholly or partially located within a designated historic district, *and*
- b. Either be a contributing property as defined in Section B of the (HO) Historic Overlay District or be located within 200 feet of a contributing property.

Buffer yard means the ten (10) foot landscape buffer that is generally required along the street frontage adjacent to a commercially-developed property as per the City of Rockwall Unified Development Code Ordinance 04-38.

Certificate of Appropriateness means a signed and dated document evidencing the approval for work proposed by an owner or applicant.

Contributing Structure means a building, site, structure or object which adds to the historical architectural qualities, historical associations or archaeological value for which a property or district is significant because it was present during the period of significance. It also possesses historical integrity reflecting its character at that time or is capable of yielding important information about the period, or it independently meets the National Register criteria. The level by which a property is "contributing" (high-, medium- and low-contributing property) was originally determined by a historic survey of the properties within the (HO) - Historic Overlay District implemented by the City of Rockwall Community Development Department through the spring and summer of 2000, and can be updated periodically.

Demolition means an act or process (notwithstanding acts of God, criminal activity, etc.) which destroys a site or structure in its entirety, or which destroys a part of a site or structure and permanently impairs its structural, historic or architectural integrity.

Design Guidelines are the Guidelines in this document which are adopted by the Historic Preservation Advisory Board and City Council for property designated as a heritage resource or heritage resource district to protect, perpetuate and enhance the historical, cultural, architectural or archeological character of an object, site or structure.

District means a designated area within the Preservation District or elsewhere in the City subject to the requirements and standards of the Historic District Ordinance. An identifying name will precede the word "district."

Fenestration means the arrangement, proportioning, and design of windows and doors in a structure.

Hearing see Public Hearing.

Board or Historic Preservation Advisory Board means the Historic Preservation Advisory Board of the City of Rockwall, Texas, established in accordance with the Unified Development Code 04-38 of the City of Rockwall.

Historic Preservation Officer (HPO) means a staff person for the City of Rockwall whose duties encompass all historic preservation activities for the City as established in accordance with Section 2.20 of the Unified Development Code 04-38 of the City of Rockwall.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Secretary of the Interior's Standards for Rehabilitation means the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, reported at 36 Code of Federal Regulations 67.7, or as recodified.

Stabilization means the act or process of applying measures designed to re-establish a weather resistant enclosure and the structural stability of an unsafe or deteriorated structure or property while maintaining the essential form as it presently exists.

Structure means anything constructed or erected, the use of which requires permanent or temporary location in the ground, including, but without limiting the generality of the foregoing: buildings, fences, gazebos, advertising signs, billboards, backstops for sports courts or fields, radio or television antenna, including supporting towers, and swimming pools.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

CRAFTSMAN BUNGALOW (1905-1930)



Identifying Features

- Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang
- Wood siding with decorative elements expressing structural consideration - roof rafters were often exposed; decorative beams or braces were commonly added under gables
- Ample porches with roofs that are supported by square and often tapered columns; columns or pedestals on which they sat frequently extend to ground level.
- Grouped windows often had decorative panes

Craftsman Bungalows evolved from The Arts & Crafts movement that began in England as a protest against the fussiness of Victorian architecture. The movement received enthusiastic support from forward thinking young American architects. The bungalow was the most popular house style in America from the turn of the century until the depression years.

COTTAGE WITH COLONIAL REVIVAL INFLUENCE (1935-1950)



Identifying Features

- Low-pitched, gabled roof with little overhang
- Clapboard siding extending into the gable ends
- Colonial Revival features include multi-pane, shuttered wood windows – 8/8 light and 12/12 light are found on North Goliad Street
- Plain exterior end chimneys were common

Post depression and World War II houses reflected the austere times that had preceded their construction with minimal ornamentation added. Many simple one story cottages were built on North Goliad Street during these years with Colonial Revival detailing.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- Eliminate any vegetation that may cause structural damage, or that may hinder ventilation and surface drainage, thus inviting damage from moisture, mildew, fungi, or insects.
- Maintain gutters and downspouts to avoid moisture damage to walls.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- Provide adequate ventilation of the attic space to prevent condensation.
- Provide adequate anchorage for roofing material to guard against wind and moisture damage.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- 13** It is not appropriate to fill in existing window or door openings if it would diminish the historic character of the building. It is not appropriate to replace or cover glazing with plywood.
- 14** It is not appropriate to introduce new windows or doors if they would diminish the original design of the building or damage historic materials and features. Keep new windows and doors compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and details.
- 15** Protect and maintain existing windows and doors in appropriate ways:
- Maintain caulking and glazing putty to prevent air or water infiltration around glass.
 - Weatherstrip windows and doors to prevent moisture and air infiltration.
 - Check sills and thresholds to ensure that water runs off and does not collect.
 - Maintain a sound paint film on all wooden windows and doors.
 - Monitor the condition of wooden windows and doors.

Note: Both the peeling of paint and the widening of joints may create the false appearance of deteriorated wood.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

13 Protect and maintain porches, entrances, and balconies in appropriate ways:

- Maintain the slope of the floor and the steps to ensure that water does not collect but runs off.
- Maintain a sound paint film on all elements that were traditionally painted.
- Check the condition of all wooden elements regularly for signs of water damage or rot.
- Keep wooden joinery adequately sealed to avoid moisture damage.
- Inspect masonry piers or foundation walls regularly for signs of deterioration or moisture damage.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR MASONRY

Goal: *Masonry walls or foundations should be maintained and preserved. Chimneys are the most common and character-defining masonry feature in the district and should be maintained and preserved.*

- 1 Retain and preserve original masonry walls, foundations, and roofs.
- 2 Retain and preserve all masonry construction features that are character-defining elements of historic buildings, including chimneys, arches, quoins, cornices, and pediments.
- 3 Retain and preserve historic masonry materials whenever possible. If replacement is necessary, use new materials that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.
- 4 It is not appropriate to apply paint or other coatings to unpainted masonry elements that were historically not coated.
- 5 It is not appropriate to apply non-traditional masonry coatings such as waterproofing and water repellents to masonry as a substitute for repointing or repair. Use such coatings only if masonry repairs have failed to eliminate water-penetration problems.
- 6 Paint previously painted masonry elements in dark colors that best reflect the color of the masonry material.
- 7 Removal of paint from masonry surfaces is not recommended unless the brick is of high quality and was intended to be exposed. Undertake removal only with a chemical paint remover specifically formulated for masonry. Always test the remover on an inconspicuous area or a test panel first.
- 8 It is not appropriate to use high-pressure cleaning methods such as sandblasting and waterblasting on historic masonry surfaces. Such cleaning techniques permanently damage the masonry surface and accelerate deterioration.
- 9 Protect and maintain historic masonry in appropriate ways:
 - Monitor masonry for cracks and signs of moisture damage.
 - Ensure that water does not collect at the base of a masonry foundation or chimney.
 - Clean masonry only if necessary to remove heavy soiling or prevent deterioration.
 - Eliminate any vegetation that may cause structural damage or hinder ventilation and surface drainage of a masonry element.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR PRESERVING SECONDARY BUILDINGS

Goal: *Secondary buildings include garages, carriage houses, barns, sheds and storage buildings. Because secondary buildings help interpret how an entire lot was used historically, their preservation is strongly encouraged.*

- 1** When preserving a historic secondary building, respect its character-defining features such as primary materials, roof materials, roof form, historic windows, historic doors and architectural details.
- 2** Avoid moving a historic secondary building from its original location.
- 3** If an existing secondary building is beyond repair, then replacing it in-kind is encouraged. An exact reconstruction of the accessory structure is not necessary. The replacement should be compatible with the overall character of the historic structure, while accommodating new uses.
- 4** New uses that require minimal change and maintain the utilitarian character of a secondary building are preferred.
- 5** Protect and maintain secondary outbuildings in appropriate ways:
 - Check the condition of all wooden elements regularly for signs of water damage or rot.
 - Keep wooden joinery adequately sealed to avoid moisture damage.
 - Maintain a sound paint film on all elements that were traditionally painted.
 - Inspect masonry piers or foundation walls regularly for signs of deterioration or moisture damage.
 - Follow the guidelines for maintenance of masonry, wood, or architectural metals where appropriate.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR ADDITIONS TO EXISTING BUILDINGS

Goal: *Introduce additions that are compatible with the historic building and that do not compromise the building's historic character or destroy significant features.*

The introduction of additions compatible with a historic building in the district is acceptable if the addition does not visually overpower the original building, compromise its historic character, or destroy any significant features and materials. By placing additions on inconspicuous elevations and limiting their size and height, the integrity of the original building can be maintained. Additions should be designed so that they can be removed in the future without significant damage to the historic building or loss of historic materials.

The compatibility of proposed additions with a historic building will be reviewed in terms of the mass, scale, materials, color, roof form, proportion and spacing of windows and doors. Additions should echo the style of the original structure, but it is important to differentiate the addition from the original building so that the original form is not lost.

- 1** Construct additions so that there is the least possible loss of historic materials. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.
- 2** Limit the size and the scale of additions so that they do not visually overpower historic buildings.
- 3** Locate additions as inconspicuously as possible, on the rear or least character-defining elevation of historic buildings.
- 4** Design additions so that they are differentiated from the historic building. It is not appropriate to duplicate the form, the material, the style, and the detail of the historic building so closely that the integrity of the original building is lost or compromised.
- 5** Design additions so that they are compatible with the historic building in mass, materials, color, and proportion and spacing of windows and doors.
- 6** For the predominant material of the addition, select a historic material that is compatible with the historic materials of the original building.
- 7** Design the roof form to be compatible with the historic building and consistent with contributing roof forms in the historic district.
- 8** Design the foundation height and the eave lines of additions generally to align with those of the historic building.
- 9** Design additions so that they can be removed in the future without damaging the historic building.
- 10** It is not appropriate to construct an addition that is taller than the original building.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- 16** Fixtures introduced to the exterior of a structure should be compatible with the style, scale and period of the structure, based on traditional designs.
- 17** Mount new fixtures on porch ceilings or adjacent to entrances.
- 18** Inset ceiling lights that spread soft light over your porch entrance are permitted.
- 19** If freestanding fixtures are installed, they should be compatible with the character and scale of the building.
- 20** Security lighting, such as flood lights, should be mounted on rear or sides of structures rather than on front.
- 21** Security, accent and other lighting should be kept small, simple in design, and their number kept to a minimum. The light source must be concealed from view from the street.
- 22** Parking lot lighting shall be limited to decorative antique style pole lighting. All lighting shall have a maximum height of 8 feet.
- 23** All lighting shall be contained on site with no spill onto adjacent properties.
- 24** The removal or addition of exterior light fixtures must be approved by the HPAB. The description, product data sheet, or sample light fixture should be submitted to the HPAB for review.
- 25** All lighting should be of an incandescent style.
- 26** The use of vapor or sodium lighting is not permitted.

RELOCATION OF BUILDINGS

- 1** Document original site conditions before moving the structure. Use photographs and other written or graphic items such as site plans to record the original setting.
- 2** Assess the structural condition of the building before moving it, to minimize damage during the move.
- 3** Work with contractors experienced in successfully moving historic structures.
- 4** Protect the building from weather damage and vandalism during the relocation.
- 5** If a structure is moved to a site within the historic district—
 - Assess the architectural compatibility of the relocated structure with adjacent buildings according to the guidelines for new construction.
 - Review the proposed sitting, setback, landscaping, and other site-specific treatments according to pertinent guidelines.
 - Ensure that the relocation will not damage existing historic buildings or the character of the district.

DEMOLITION-BY-NEGLECT

Although the Property Maintenance Code should prevent this situation from occurring in the future, there may be some properties to which this section could apply.

- Demolition-by-neglect is the absence of maintenance of any structure that results in the deterioration and threatens the preservation of the structure.
- The demolition-by-neglect procedure serves as a mechanism that allows the City Staff and the Historic Preservation Advisory Board to work with property owners to encourage maintenance and stabilization of the structure and identify possible resources available before any enforcement is taken.
- Any interested party may request that the Historic Preservation Officer or appropriate City investigate whether a property is being “demolished-by-neglect”.
- Following the investigation a report will be made detailing the issues and a determination made whether to follow steps required to secure a “Certificate of Appropriateness” or to follow the procedure under the Property Maintenance Code.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- 4 The District is highly eclectic in architectural style. Encompassed within those styles is a wide array of high quality, well conceived detailing. Architectural features which are common to traditional houses in the neighborhood should be used in new construction.
- 5 All new construction located within the North Goliad District shall be designed with heavy influence from one of the following architectural styles found in the district:
 - Victorian Transitional
 - Folk Victorian
 - Cottage with Colonial Revival Influence
 - Craftsman Bungalow

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Building Design

- 1** Design the height of the proposed building to be compatible with the height of historic buildings on the block or the street, not varying more than ten percent from their average height. Generally, keep the height of new construction at or under thirty-five feet. The height of proposed features not intended for human occupancy, such as chimneys, steeples, spires, and cupolas, shall be reviewed on an individual basis.
- 2** Design the proportion (the ratio of the height to the width) of the proposed building's front elevation to be compatible with the proportion of contributing front elevations in the district.
- 3** New building design should include windows and doors that are compatible in proportion, shape, position, location, pattern, and size with windows and doors of contributing structures in the district.
- 4** Keep the roof shape of the proposed building consistent with roof shapes in the district: gable, hip, gambrel, and flat.
- 5** Keep the predominant material of the proposed building consistent with historic materials in the district.
- 6** Keep the predominant texture of the proposed building consistent with the texture of materials on contributing structures in the district.
- 7** Make the scale (the relationship of a building's mass and details to the human figure) of the proposed building compatible with the scale of contributing structures in the district.
- 8** Ensure that the architectural details of the proposed building complement the architectural details of contributing structures in the district.
- 9** Make the exterior colors of the proposed building compatible with the natural materials and the paint colors of contributing buildings in the district, and ensure that they meet the guidelines for exterior color.
- 10** Contemporary construction that does not directly copy from historic buildings in the district but is compatible with them in height, proportion, roof shape, material, texture, scale, detail, and color, is strongly encouraged.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Building Materials

- 1 Horizontal lap siding and clapboard with lap exposure a minimum of two inches and a maximum of 5" are the most prevalent exterior cladding materials on contributing properties within the district and is allowed by right.
- 2 Cementitious Side and Hardi board (Hardi Plank) with lap exposure a minimum of two inches and a maximum of 5" shall be considered by the board on a case by case basis.
- 3 Brick should be limited to porch support and chimneys. Other masonry materials and siding other than those listed above are prohibited.

Architectural Elements and Details

- 1 Cornice trim and other decorative details/architectural elements should be compatible with those found on contributing buildings within the district.
- 2 Decks and patios should be limited to the rear of the primary building.
- 3 Chimneys should be constructed in scale with the proposed building as defined by the architectural style. Chimneys should be constructed of brick masonry units.
- 4 Exterior building columns should be of style and materials of contributing buildings within the district.
- 5 Architectural and decorative elements should be joined together in the typical style and period of contributing buildings within the district.

Roof Criteria

- 1 Roof shape, form, design and materials shall be typical of style of the new building and consistent with the period of contributing buildings within the district.
- 2 The roof overhang should be consistent with the architectural style of the new building.
- 3 The degree and direction of roof slope and pitch should be consistent with the general style of the new building and consistent with the period of contributing buildings within the district.
- 4 The eaves or soffit heights of a building should be consistent with the style of the new building and the heights of contributing buildings with the same number of stories within the district.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR DECKS

Goal: *To insure that decks on new buildings complement the design and character of the structure.*

Contemporary decks are popular substitutes for more traditional patios and terraces. Compatible decks are acceptable on new buildings, if they are located in inconspicuous locations and screened from public view.

- 1** Locate decks in inconspicuous areas, usually on the rear or least character-defining elevation of the new building.
- 2** Screen decks from public view.
- 3** Design decks to be compatible in material, color, and detail with the building.
- 4** Design deck railings to be compatible in material, color, scale and detail with the building.
- 5** Paint or stain decks in color compatible with the color of the building.
- 6** Generally, align the height of the deck with the floor level of the building. If applicable, install compatible skirt boards and, where appropriate, lattice panels to screen deck framing.

VIII. DESIGN STANDARDS FOR SIGNAGE

Goal: *Signage on North Goliad Street should be non-intrusive and of similar design to minimize the effect on the historic residential streetscape.*

- 1 Signs must be located within the property.
- 2 Signs must identify on-site business only. No off-premise advertising is permitted.
- 3 Keep the design, lettering and content of signs simple and straight-forward.
- 4 Use simple shapes which can include symbols and trademarks.
- 5 The colors of the signs must blend with the colors of the structure.
- 6 Detached, free-standing signs placed in the yard can be used. These should be low and not detract from the building. See the city's sign ordinance for size.
- 7 Signs that are attached to the building should be small identification panels at entrance.
- 8 Signs hung on a porch will be considered. Signs can be hung between 2 porch posts.
- 9 Materials can be wood, metal or PVC composite. All sign edges must be finished (i.e. no exposed plywood edges).
- 10 Signs must be indirectly lighted.
- 11 Any sign that is internally lighted is not allowed.
- 12 Neon signage is not allowed.
- 13 One (1) detached two-pole sign not exceeding sixteen (16 sq.ft.) square feet in area and eight (8 ft.) feet in height is allowed per lot.
- 14 Single pole or billboard type signage is not allowed.
- 15 Signage must not cover architectural features.
- 16 Neon, LED or fiber optic signs are not permitted, including interior neon window signs.

ADMINISTRATIVE APPROVAL OF SIGNS

Administrative approval may be granted provided the sign design follows the *Design Standards* and the conditions below. Staff reserves the right to require HPAB approval for all proposed signage.

- 1 Accurate, full color renderings must be submitted for all sign permits.
- 2 No fluorescent colors may be used.
- 3 Signage using up to five (5) colors. The HPAB must review signs with a greater number.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- 13** Installation of underground utility service is encouraged if it will eliminate overhead lines and poles.
- 14** Locate window air-conditioning units on rear or inconspicuous elevations whenever possible.
- 15** It is not appropriate to install large antennas and satellite dishes in the historic district.
- 16** If blown-in insulation is added into exterior walls it must be added in such that the historic fabric of the exterior walls is not damaged.

IX. HISTORIC TREES

Goal: *Identifying and protecting Rockwall's historic trees is important to document the changing tastes and climate of Rockwall's streetscape and to promote responsible stewardship of urban forest resources.*

In addition to the protection offered our trees through the City of Rockwall "Tree Preservation" Ordinance, individual trees which are considered historic landmarks in our community may be registered as "Historic Trees". The Registry Application in Exhibit 1 should be completed and submitted to the Historic Preservation Officer to forward to the Board Chairman.

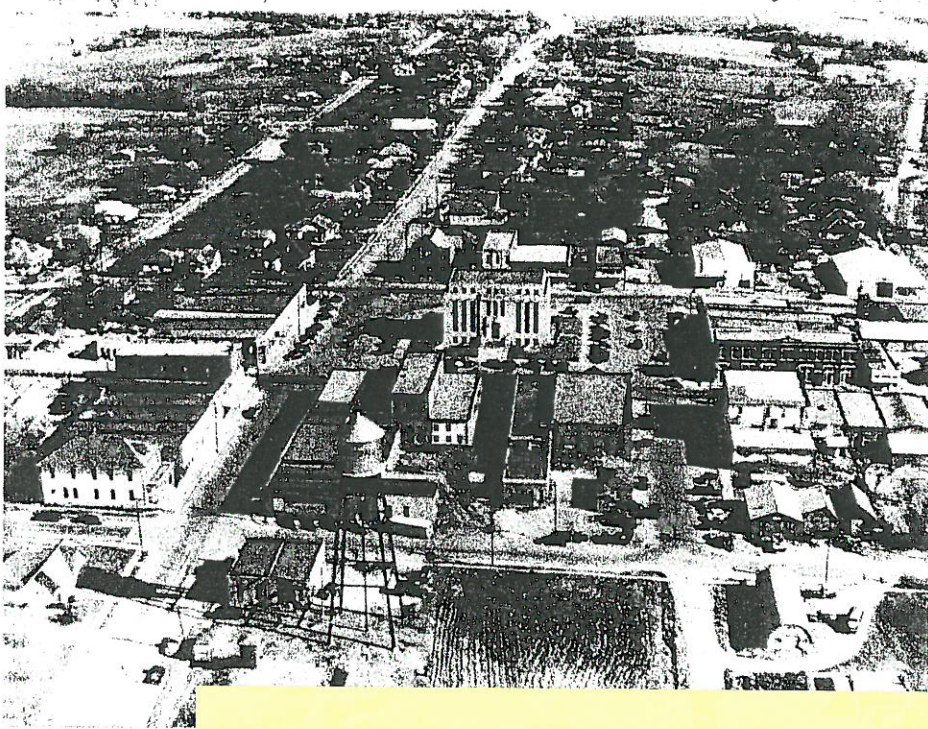
A registered tree will not be removed under any circumstances unless the tree becomes unhealthy or damaged. The "Historic Trees" will be listed within an Appendix "B" to be attached to these Guidelines.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

806 N. Goliad	Cottage	1930	Low
807 N. Goliad	Cottage with Colonial Revival Influence	1940	High
808 N. Goliad	Cottage	1930	Medium
809 N. Goliad	Ranch	1985	Non- Contributing
810 N. Goliad	Folk Victorian	1910	Low
811 N. Goliad	Victorian Transitional	1905	Medium
902 N. Goliad	Folk Victorian	1894	Medium
904 N. Goliad	Early Texas Ranch	1930	High
905 N. Goliad	Folk Victorian	1900	Medium
906 N. Goliad	Bungalow	2000	Non- Contributing
907 N. Goliad	Cottage with Colonial Revival Influence	1940	Low
908 N. Goliad	Neo-Classical	1911	High
909 N. Goliad	Cottage with Colonial Revival Influence	1940	Medium
911 N. Goliad	Cottage with Colonial Revival Influence	1940	Medium
912 N. Goliad	Victorian Transitional	1893	High
915 N. Goliad	Ranch	1960	Low
917 N. Goliad	Victorian Transitional	1910	Low
919 N. Goliad	Folk Victorian	1895	Medium
923 N. Goliad	Craftsman Bungalow	1920	Low
925 N. Goliad	Victorian Transitional	1913	High

P: 2 Comments
8/8/06

DESIGN REVIEW GUIDELINES



NOR

33 - APPROPRIATE OR
29 NOT APPROPRIATE

- WHY IS MAINTENANCE
ADDRESSED IN DESIGN
GUIDELINES?

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

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THE NORTH GOLIAD DISTRICT BACKGROUND INFORMATION

This distinct style of living described in our vision statement can trace its roots all the way back to the early 1850's when the first pioneer settlers came to the area. In 1854, the city was founded and over the next several decades the economy steadily grew and the citizens prospered. The Missouri, Kansas and Texas Railroad was built through Rockwall County in 1886, making the city of Rockwall a major shipping point for the area's main cash crop—cotton. Improved transportation, the construction of multiple cotton gins and the fertile blackland soil combined to keep Rockwall's economy booming well into the 1920's.

By 1917 the East Fork Levee District was developed, creating rich new farm land. At the time, Rockwall found itself with unprecedented prosperity. Land and cotton prices soared and local businesses grew rich. It was during these decades that well-off shopkeepers, businessmen, and politicians began to build beautiful homes with unique architectural elements that reflected their wealth. While many farmers remained in the rural areas, some who had done particularly well moved to town for a more genteel lifestyle. They, too, built homes that reflected their new social position. By the late twenties, cotton prices had started to decline and this, coupled with the arrival of the Great Depression, marked an abrupt end to decades of prosperity.

? R.O.!

Today, some of the remnants and reminders of those prosperous decades lie within the North Goliad Historic District, a broad tree-lined residential street located to the north of the town square. Goliad Street (SH205) has historical significance as a major entrance from the north into Rockwall, and the District contains 42 structures and numerous outbuildings that exemplify a wide variety of significant architectural styles. Many of these structures were built between 1890 and 1920 when Rockwall experienced unprecedented growth. Today, as Rockwall grows at an even faster pace, it is essential to retain these structures as a perfect snapshot of Rockwall's hometown history.

In 2006, with rapid growth in the Rockwall area, The Texas Department of Transportation is proposing roadway improvements to Goliad Street (SH 205) to meet increased transportation needs. Demand for office and retail space in the downtown area has spurred zoning changes from residential to residential office to accommodate businesses locating on North Goliad. The guidelines developed for The North Goliad Historic District serve to stimulate investment in both residential and commercial uses for the district while preserving the integrity of North Goliad through required review of exterior design and signage. Restoration of historic structures is encouraged with tax incentives and design guidelines to ensure that new construction complements existing structures.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

The following are the Federal Standards for Rehabilitation

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
2. *The historic character of a property should be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property should be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, should not be undertaken.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right should be retained and preserved.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.*
6. *Deteriorated historic features should be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature should match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features should be substantiated by documentary, physical, or pictorial evidence.*
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction should not destroy historic materials that characterize the property. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction should be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property would be unimpaired.*

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Landscape Ordinance:

The Landscape Ordinance provides for standards and maintenance of landscaping types and arrangement for all non-single family zoned properties including the Residential Office (R-O) zoning district.

Building Code:

All non-residential properties (including those located in PD-50) must comply with the Adopted Building Code for the City of Rockwall. A permit from the Building Inspection and Engineering departments may be required.

CITY OF ROCKWALL TAX ABATEMENT

To promote the goals of stabilizing and improving values of properties and encouraging the rehabilitation of properties within a historic district or a designated City Landmark, the City of Rockwall offers a tax abatement program. Qualifying projects are not subject to city tax on the improvements for a period of seven years as approved by the City Council on a case-by-case basis.

III. Definitions

Alteration means any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, exterior remodeling, painting, or removal of any structure.

Applicable Property/Applicable Structure are the terms used for properties that meet the following criteria, and are subject to the provisions of the historic district ordinance and these Guidelines:

- a. Either be a designated historical landmark or be wholly or partially located within a designated historic district, *and*
- b. Either be a contributing property as defined in Section B of the (HO) Historic Overlay District or be located within 200 feet of a contributing property.

Buffer yard means the ten (10) foot landscape buffer that is generally required along the street frontage adjacent to a commercially-developed property as per the City of Rockwall Unified Development Code Ordinance 04-38.

Certificate of Appropriateness means a signed and dated document evidencing the approval for work proposed by an owner or applicant.

Contributing Structure means a building, site, structure or object which adds to the historical architectural qualities, historical associations or archaeological value for which a property or district is significant because it was present during the period of significance. It also possesses historical integrity reflecting its character at that time or is capable of yielding important information about the period, or it independently meets the National Register criteria. The level by which a property is "contributing" (high-, medium- and low-contributing property) was originally determined by a historic survey of the properties within the (HO) - Historic Overlay District implemented by the City of Rockwall Community Development Department through the spring and summer of 2000, and can be updated periodically.

Demolition means an act or process (notwithstanding acts of God, criminal activity, etc.) which destroys a site or structure in its entirety, or which destroys a part of a site or structure and permanently impairs its structural, historic or architectural integrity.

Design Guidelines are the Guidelines in this document which are adopted by the Historic Preservation Advisory Board and City Council for property designated as a heritage resource or heritage resource district to protect, perpetuate and enhance the historical, cultural, architectural or archeological character of an object, site or structure.

District means a designated area within the Preservation District or elsewhere in the City subject to the requirements and standards of the Historic District Ordinance. An identifying name will precede the word "district."

Fenestration means the arrangement, proportioning, and design of windows and doors in a structure.

Hearing see *Public Hearing*.

Board or Historic Preservation Advisory Board means the Historic Preservation Advisory Board of the City of Rockwall, Texas, established in accordance with the Unified Development Code 04-38 of the City of Rockwall.

Historic Preservation Officer (HPO) means a staff person for the City of Rockwall whose duties encompass all historic preservation activities for the City as established in accordance with Section 2.20 of the Unified Development Code 04-38 of the City of Rockwall.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

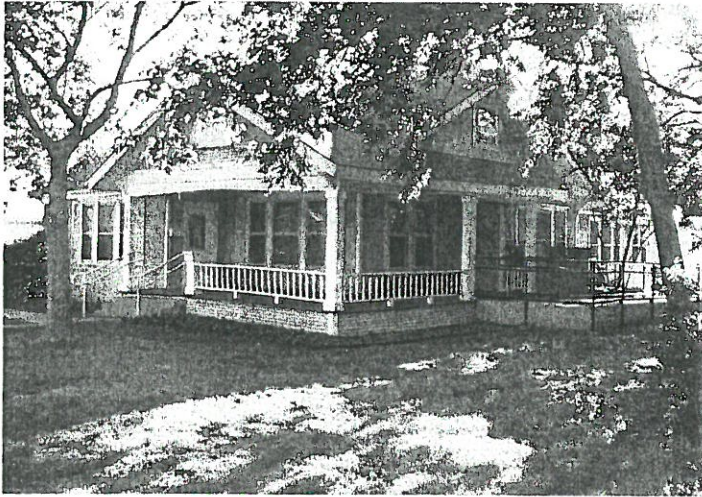
Secretary of the Interior's Standards for Rehabilitation means the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, reported at 36 Code of Federal Regulations 67.7, or as recodified.

Stabilization means the act or process of applying measures designed to re-establish a weather resistant enclosure and the structural stability of an unsafe or deteriorated structure or property while maintaining the essential form as it presently exists.

Structure means anything constructed or erected, the use of which requires permanent or temporary location in the ground, including, but without limiting the generality of the foregoing: buildings, fences, gazebos, advertising signs, billboards, backstops for sports courts or fields, radio or television antenna, including supporting towers, and swimming pools.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

CRAFTSMAN BUNGALOW (1905-1930)



Identifying Features

- Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang
- Wood siding with decorative elements expressing structural consideration - roof rafters were often exposed; decorative beams or braces were commonly added under gables
- Ample porches with roofs that are supported by square and often tapered columns; columns or pedestals on which they sat frequently extend to ground level.
- Grouped windows often had decorative panes

Craftsman Bungalows evolved from The Arts & Crafts movement that began in England as a protest against the fussiness of Victorian architecture. The movement received enthusiastic support from forward thinking young American architects. The bungalow was the most popular house style in America from the turn of the century until the depression years.

COTTAGE WITH COLONIAL REVIVAL INFLUENCE (1935-1950)



Identifying Features

- Low-pitched, gabled roof with little overhang
- Clapboard siding extending into the gable ends
- Colonial Revival features include multi-pane, shuttered wood windows – 8/8 light and 12/12 light are found on North Goliad Street
- Plain exterior end chimneys were common

Post depression and World War II houses reflected the austere times that had preceded their construction with minimal ornamentation added. Many simple one story cottages were built on North Goliad Street during these years with Colonial Revival detailing.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- Eliminate any vegetation that may cause structural damage, or that may hinder ventilation and surface drainage, thus inviting damage from moisture, mildew, fungi, or insects.
- Maintain gutters and downspouts to avoid moisture damage to walls.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- Provide adequate ventilation of the attic space to prevent condensation.
- Provide adequate anchorage for roofing material to guard against wind and moisture damage.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

13 It is not appropriate to fill in existing window or door openings if it would diminish the historic character of the building. It is not appropriate to replace or cover glazing with plywood.

14 It is not appropriate to introduce new windows or doors if they would diminish the original design of the building or damage historic materials and features. Keep new windows and doors compatible with existing units in proportion, shape, positioning, location, pattern, size, materials, and details.

15 Protect and maintain existing windows and doors in appropriate ways:

- Maintain caulking and glazing putty to prevent air or water infiltration around glass.
- Weatherstrip windows and doors to prevent moisture and air infiltration.
- Check sills and thresholds to ensure that water runs off and does not collect.
- Maintain a sound paint film on all wooden windows and doors.
- Monitor the condition of wooden windows and doors.

Note: Both the peeling of paint and the widening of joints may create the false appearance of deteriorated wood.

IF THIS IS A ~~BE~~ DESIGN
GUIDELINE - WHY IS
MAINTAINING ADDRESSED?

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

13 Protect and maintain porches, entrances, and balconies in appropriate ways:

- Maintain the slope of the floor and the steps to ensure that water does not collect but runs off.
- Maintain a sound paint film on all elements that were traditionally painted.
- Check the condition of all wooden elements regularly for signs of water damage or rot.
- Keep wooden joinery adequately sealed to avoid moisture damage.
- Inspect masonry piers or foundation walls regularly for signs of deterioration or moisture damage.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR MASONRY

Goal: *Masonry walls or foundations should be maintained and preserved. Chimneys are the most common and character-defining masonry feature in the district and should be maintained and preserved.*

- 1 Retain and preserve original masonry walls, foundations, and roofs.
- 2 Retain and preserve all masonry construction features that are character-defining elements of historic buildings, including chimneys, arches, quoins, cornices, and pediments.
- 3 Retain and preserve historic masonry materials whenever possible. If replacement is necessary, use new materials that match the historic materials in composition, size, shape, color, pattern, and texture. Consider substitute materials only if the original materials are not technically feasible.
- 4 It is **not appropriate** to apply paint or other coatings to unpainted masonry elements that were historically not coated.
- 5 It is **not appropriate** to apply non-traditional masonry coatings such as waterproofing and water repellents to masonry as a substitute for repointing or repair. Use such coatings only if masonry repairs have failed to eliminate water-penetration problems.
- 6 Paint previously painted masonry elements in dark colors that best reflect the color of the masonry material.
- 7 Removal of paint from masonry surfaces is not recommended unless the brick is of high quality and was intended to be exposed. Undertake removal only with a chemical paint remover specifically formulated for masonry. Always test the remover on an inconspicuous area or a test panel first.
- 8 It is **not appropriate** to use high-pressure cleaning methods such as sandblasting and waterblasting on historic masonry surfaces. Such cleaning techniques permanently damage the masonry surface and accelerate deterioration.
- 9 Protect and maintain historic masonry in appropriate ways:
 - Monitor masonry for cracks and signs of moisture damage.
 - Ensure that water does not collect at the base of a masonry foundation or chimney.
 - Clean masonry only if necessary to remove heavy soiling or prevent deterioration.
 - Eliminate any vegetation that may cause structural damage or hinder ventilation and surface drainage of a masonry element.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR PRESERVING SECONDARY BUILDINGS

Goal: *Secondary buildings include garages, carriage houses, barns, sheds and storage buildings. Because secondary buildings help interpret how an entire lot was used historically, their preservation is strongly encouraged.*

- 1 When preserving a historic secondary building, respect its character-defining features such as primary materials, roof materials, roof form, historic windows, historic doors and architectural details.
- 2 Avoid moving a historic secondary building from its original location.
- 3 If an existing secondary building is beyond repair, then replacing it in-kind is encouraged. An exact reconstruction of the accessory structure is not necessary. The replacement should be compatible with the overall character of the historic structure, while accommodating new uses.
- 4 New uses that require minimal change and maintain the utilitarian character of a secondary building are preferred.
- 5 Protect and maintain secondary outbuildings in appropriate ways:
 - Check the condition of all wooden elements regularly for signs of water damage or rot.
 - Keep wooden joinery adequately sealed to avoid moisture damage.
 - Maintain a sound paint film on all elements that were traditionally painted.
 - Inspect masonry piers or foundation walls regularly for signs of deterioration or moisture damage.
 - Follow the guidelines for maintenance of masonry, wood, or architectural metals where appropriate.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR ADDITIONS TO EXISTING BUILDINGS

Goal: *Introduce additions that are compatible with the historic building and that do not compromise the building's historic character or destroy significant features.*

The introduction of additions compatible with a historic building in the district is acceptable if the addition does not visually overpower the original building, compromise its historic character, or destroy any significant features and materials. By placing additions on inconspicuous elevations and limiting their size and height, the integrity of the original building can be maintained. Additions should be designed so that they can be removed in the future without significant damage to the historic building or loss of historic materials.

The compatibility of proposed additions with a historic building will be reviewed in terms of the mass, scale, materials, color, roof form, proportion and spacing of windows and doors. Additions should echo the style of the original structure, but it is important to differentiate the addition from the original building so that the original form is not lost.

- 1 Construct additions so that there is the least possible loss of historic materials. Also, ensure that character-defining features of the historic building are not obscured, damaged, or destroyed.
- 2 Limit the size and the scale of additions so that they do not visually overpower historic buildings.
- 3 Locate additions as inconspicuously as possible, on the rear or least character-defining elevation of historic buildings.
- 4 Design additions so that they are differentiated from the historic building. It is not appropriate to duplicate the form, the material, the style, and the detail of the historic building so closely that the integrity of the original building is lost or compromised.
- 5 Design additions so that they are compatible with the historic building in mass, materials, color, and proportion and spacing of windows and doors.
- 6 For the predominant material of the addition, select a historic material that is compatible with the historic materials of the original building.
- 7 Design the roof form to be compatible with the historic building and consistent with contributing roof forms in the historic district.
- 8 Design the foundation height and the eave lines of additions generally to align with those of the historic building.
- 9 Design additions so that they can be removed in the future without damaging the historic building.
- 10 It is not appropriate to construct an addition that is taller than the original building.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- 16** Fixtures introduced to the exterior of a structure should be compatible with the style, scale and period of the structure, based on traditional designs.
- 17** Mount new fixtures on porch ceilings or adjacent to entrances.
- 18** Inset ceiling lights that spread soft light over your porch entrance are permitted.
- 19** If freestanding fixtures are installed, they should be compatible with the character and scale of the building.
- 20** Security lighting, such as flood lights, should be mounted on rear or sides of structures rather than on front.
- 21** Security, accent and other lighting should be kept small, simple in design, and their number kept to a minimum. The light source must be concealed from view from the street.
- 22** Parking lot lighting shall be limited to decorative antique style pole lighting. All lighting shall have a maximum height of 8 feet.
- 23** All lighting shall be contained on site with no spill onto adjacent properties.
- 24** The removal or addition of exterior light fixtures must be approved by the HPAB. The description, product data sheet, or sample light fixture should be submitted to the HPAB for review.
- 25** All lighting should be of an incandescent style.
- 26** The use of vapor or sodium lighting is not permitted.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

RELOCATION OF BUILDINGS

- 1 Document original site conditions before moving the structure. Use photographs and other written or graphic items such as site plans to record the original setting.
- 2 Assess the structural condition of the building before moving it, to minimize damage during the move.
- 3 Work with contractors experienced in successfully moving historic structures.
- 4 Protect the building from weather damage and vandalism during the relocation.
- 5 If a structure is moved to a site within the historic district—
 - Assess the architectural compatibility of the relocated structure with adjacent buildings according to the guidelines for new construction.
 - Review the proposed sitting, setback, landscaping, and other site-specific treatments according to pertinent guidelines.
 - Ensure that the relocation will not damage existing historic buildings or the character of the district.

DEMOLITION-BY-NEGLECT

Although the Property Maintenance Code should prevent this situation from occurring in the future, there may be some properties to which this section could apply.

- Demolition-by-neglect is the absence of maintenance of any structure that results in the deterioration and threatens the preservation of the structure.
- The demolition-by-neglect procedure serves as a mechanism that allows the City Staff and the Historic Preservation Advisory Board to work with property owners to encourage maintenance and stabilization of the structure and identify possible resources available before any enforcement is taken.
- Any interested party may request that the Historic Preservation Officer or appropriate City investigate whether a property is being "demolished-by-neglect".
- Following the investigation a report will be made detailing the issues and a determination made whether to follow steps required to secure a "Certificate of Appropriateness" or to follow the procedure under the Property Maintenance Code.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- 4 The District is highly eclectic in architectural style. Encompassed within those styles is a wide array of high quality, well conceived detailing. Architectural features which are common to traditional houses in the neighborhood should be used in new construction.
- 5 All new construction located within the North Goliad District shall be designed with heavy influence from one of the following architectural styles found in the district:
 - Victorian Transitional
 - Folk Victorian
 - Cottage with Colonial Revival Influence
 - Craftsman Bungalow

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Building Design

- 1** Design the height of the proposed building to be compatible with the height of historic buildings on the block or the street, not varying more than ten percent from their average height. Generally, keep the height of new construction at or under thirty-five feet. The height of proposed features not intended for human occupancy, such as chimneys, steeples, spires, and cupolas, shall be reviewed on an individual basis.
- 2** Design the proportion (the ratio of the height to the width) of the proposed building's front elevation to be compatible with the proportion of contributing front elevations in the district.
- 3** New building design should include windows and doors that are compatible in proportion, shape, position, location, pattern, and size with windows and doors of contributing structures in the district.
- 4** Keep the roof shape of the proposed building consistent with roof shapes in the district: gable, hip, gambrel, and flat.
- 5** Keep the predominant material of the proposed building consistent with historic materials in the district.
- 6** Keep the predominant texture of the proposed building consistent with the texture of materials on contributing structures in the district.
- 7** Make the scale (the relationship of a building's mass and details to the human figure) of the proposed building compatible with the scale of contributing structures in the district.
- 8** Ensure that the architectural details of the proposed building complement the architectural details of contributing structures in the district.
- 9** Make the exterior colors of the proposed building compatible with the natural materials and the paint colors of contributing buildings in the district, and ensure that they meet the guidelines for exterior color.
- 10** Contemporary construction that does not directly copy from historic buildings in the district but is compatible with them in height, proportion, roof shape, material, texture, scale, detail, and color, is strongly encouraged.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

Building Materials

- 1 Horizontal lap siding and clapboard with lap exposure a minimum of two inches and a maximum of 5" are the most prevalent exterior cladding materials on contributing properties within the district and is allowed by right.
- 2 Cementious Side and Hardi board (Hardi Plank) with lap exposure a minimum of two inches and a maximum of 5" shall be considered by the board on a case by case basis.
- 3 Brick should be limited to porch support and chimneys. Other masonry materials and siding other than those listed above are prohibited.

Architectural Elements and Details

- 1 Cornice trim and other decorative details/architectural elements should be compatible with those found on contributing buildings within the district.
- 2 Decks and patios should be limited to the rear of the primary building.
- 3 Chimneys should be constructed in scale with the proposed building as defined by the architectural style. Chimneys should be constructed of brick masonry units.
- 4 Exterior building columns should be of style and materials of contributing buildings within the district.
- 5 Architectural and decorative elements should be joined together in the typical style and period of contributing buildings within the district.

Roof Criteria

- 1 Roof shape, form, design and materials shall be typical of style of the new building and consistent with the period of contributing buildings within the district.
- 2 The roof overhang should be consistent with the architectural style of the new building.
- 3 The degree and direction of roof slope and pitch should be consistent with the general style of the new building and consistent with the period of contributing buildings within the district.
- 4 The eaves or soffit heights of a building should be consistent with the style of the new building and the heights of contributing buildings with the same number of stories within the district.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

DESIGN GUIDELINES FOR DECKS

Goal: *To insure that decks on new buildings complement the design and character of the structure.*

Contemporary decks are popular substitutes for more traditional patios and terraces. Compatible decks are acceptable on new buildings, if they are located in inconspicuous locations and screened from public view.

- 1** Locate decks in inconspicuous areas, usually on the rear or least character-defining elevation of the new building.
- 2** Screen decks from public view.
- 3** Design decks to be compatible in material, color, and detail with the building.
- 4** Design deck railings to be compatible in material, color, scale and detail with the building.
- 5** Paint or stain decks in color compatible with the color of the building.
- 6** Generally, align the height of the deck with the floor level of the building. If applicable, install compatible skirt boards and, where appropriate, lattice panels to screen deck framing.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

VIII. DESIGN STANDARDS FOR SIGNAGE

Goal: *Signage on North Goliad Street should be non-intrusive and of similar design to minimize the effect on the historic residential streetscape.*

- 1 Signs must be located within the property.
- 2 Signs must identify on-site business only. No off-premise advertising is permitted.
- 3 Keep the design, lettering and content of signs simple and straight-forward.
- 4 Use simple shapes which can include symbols and trademarks.
- 5 The colors of the signs must blend with the colors of the structure.
- 6 Detached, free-standing signs placed in the yard can be used. These should be low and not detract from the building. See the city's sign ordinance for size.
- 7 Signs that are attached to the building should be small identification panels at entrance.
- 8 Signs hung on a porch will be considered. Signs can be hung between 2 porch posts.
- 9 Materials can be wood, metal or PVC composite. All sign edges must be finished (i.e. no exposed plywood edges).
- 10 Signs must be indirectly lighted.
- 11 Any sign that is internally lighted is not allowed.
- 12 Neon signage is not allowed.
- 13 One (1) detached two-pole sign not exceeding sixteen (16 sq.ft.) square feet in area and eight (8 ft.) feet in height is allowed per lot.
- 14 Single pole or billboard type signage is not allowed.
- 15 Signage must not cover architectural features.
- 16 Neon, LED or fiber optic signs are not permitted, including interior neon window signs.

ADMINISTRATIVE APPROVAL OF SIGNS

Administrative approval may be granted provided the sign design follows the *Design Standards* and the conditions below. Staff reserves the right to require HPAB approval for all proposed signage.

- 1 Accurate, full color renderings must be submitted for all sign permits.
- 2 No fluorescent colors may be used.
- 3 Signage using up to five (5) colors. The HPAB must review signs with a greater number.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

- 13** Installation of underground utility service is encouraged if it will eliminate overhead lines and poles.
- 14** Locate window air-conditioning units on rear or inconspicuous elevations whenever possible.
- 15** It is not appropriate to install large antennas and satellite dishes in the historic district.
- 16** If blown-in insulation is added into exterior walls it must be added in such that the historic fabric of the exterior walls is not damaged.

IX. HISTORIC TREES

Goal: *Identifying and protecting Rockwall's historic trees is important to document the changing tastes and climate of Rockwall's streetscape and to promote responsible stewardship of urban forest resources.*

In addition to the protection offered our trees through the City of Rockwall "Tree Preservation" Ordinance, individual trees which are considered historic landmarks in our community may be registered as "Historic Trees". The Registry Application in Exhibit 1 should be completed and submitted to the Historic Preservation Officer to forward to the Board Chairman.

A registered tree will not be removed under any circumstances unless the tree becomes unhealthy or damaged. The "Historic Trees" will be listed within an Appendix "B" to be attached to these Guidelines.

NORTH GOLIAD HISTORIC DISTRICT GUIDELINES

806 N. Goliad	Cottage	1930	Low
807 N. Goliad	Cottage with Colonial Revival Influence	1940	High
808 N. Goliad	Cottage	1930	Medium
809 N. Goliad	Ranch	1985	Non- Contributing
810 N. Goliad	Folk Victorian	1910	Low
811 N. Goliad	Victorian Transitional	1905	Medium
902 N. Goliad	Folk Victorian	1894	Medium
904 N. Goliad	Early Texas Ranch	1930	High
905 N. Goliad	Folk Victorian	1900	Medium
906 N. Goliad	Bungalow	2000	Non- Contributing
907 N. Goliad	Cottage with Colonial Revival Influence	1940	Low
908 N. Goliad	Neo-Classical	1911	High
909 N. Goliad	Cottage with Colonial Revival Influence	1940	Medium
911 N. Goliad	Cottage with Colonial Revival Influence	1940	Medium
912 N. Goliad	Victorian Transitional	1893	High
915 N. Goliad	Ranch	1960	Low
917 N. Goliad	Victorian Transitional	1910	Low
919 N. Goliad	Folk Victorian	1895	Medium
923 N. Goliad	Craftsman Bungalow	1920	Low
925 N. Goliad	Victorian Transitional	1913	High

Case Number and Name, Case Type and Subtype

CE2006-0156 Find Go To Recent

Tree down,house needs repair or renovation wood,trash

Step by Site_addr

<< < > >>

Type PROP MAINT

SubType Nuisance

Case Address and Contact Information

Site Address 105 OLIVE ST

Owner DANIEL, DORRIS J

Resident

Parcel Number 3140-0122-000D-00-0R

Restrictions

(a) Case Location, (b) Parent Project and (c) Linked Cases

(a) 972-289-2173

(b) Find Go

(c) <case record not found> Find Go

Case Fines and Fees

Fees \$0.00

Fee Details

Fees Pd. \$0.00

Fee Payment Details

Case Milestone Dates

Opened 03/13/2006 RW

Closed <N/A>

Last Actn <N/A>

Follow Up 03/28/2006 RW

Court Date <N/A>

Status ACTIVE

Officer Robert Wysinger

Referred EXTERNAL COMPLA

More Info (2) Violations

Description Chronology (1)

Contacts (1) Inspections

Site Info ** Imaging Link

Print

CLOSE

8/17/2006

City of Rockwall
Case Activity History
Development Services

Page 1

Case Number CE2006-0156
Case Name Tree down,house needs repair or renovation wood,trash
Type PROP MAINT
Subtype Nuisance
Status ACTIVE
Description:

Opened 3/13/2006 RW
Closed
Last Action
Follow Up 3/28/2006 RW

Site Address 105 OLIVE ST
City ROCKWALL
State TX
Zip
Site APN 3140-0122-000D-00-0R

Owner DANIEL, DORRIS J
Address 11009 LIMESTONE DR
BALCH SPRINGS TX 75180
Resident

Action Date	Action Type	Action By	Action Description
3/13/2006	1ST CLASS MAIL	Robert Wysinger	



CITY OF ROCKWALL

at Rockwall CityPlace

CODE ENFORCEMENT DEPARTMENT

3/13/2006

DANIEL, DORRIS J
11009 LIMESTONE DR
BALCH SPRINGS TX 75180

RE: Notice of Code Violation - Property Maintenance Ordinance 01-62
Case Number: CE2006-0156

During a recent inspection of your property located at 105 OLIVE STREET, the following violation(s) of the City of Rockwall Code of Ordinances has been identified. The violation(s) that are identified with an X in the box apply and are referenced below with selected key words from the ordinance:

<input checked="" type="checkbox"/> Outside Storage (Sec. 6-179K) Tires, rusted machinery, old trampoline	<input type="checkbox"/> Fence (Sec. 6-179H) Needs repair, replacement, or remove
<input type="checkbox"/> Nuisance (Sec. 6-179F) <input type="checkbox"/> In-operable motor vehicle <input checked="" type="checkbox"/> Trash, junk , debris	<input type="checkbox"/> Swimming Pools & Spas (Sec 6-179J) Maintained safe, clean, sanitary, secure, structurally and mechanically sound
<input checked="" type="checkbox"/> Exterior Surfaces (Sec 6-180C) <input checked="" type="checkbox"/> Peeling paint, <input checked="" type="checkbox"/> decayed wood,	<input checked="" type="checkbox"/> Other : Tree down in front yard, porch falling in, carport wall and floor cracked, brick support broken

The compliance date for the above noted violation is fourteen (14) days from the date of this letter. Failure to comply may result in a criminal case being filed against you in the Municipal Court of the City of Rockwall.

If you need any assistance, please contact me at 972-772-6451. Additional information can be obtained on the City of Rockwall website, www.rockwall.com, and the Code Enforcement Department page.

Sincerely,

Robert Wysinger
Code Enforcement Officer
EMAIL: rwysinger@rockwall.com

Case number: H2006-005

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below

161

☒ I am opposed to the request for the reasons listed below

I dont want a lot of Traffic Coming
and going on my street and some or later
this town will be west and I dont
Want Beer joints and Drunks near my home

Your Name: Juanita Crawford

Rockwall Property Address:

925 N Alamo

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad



Rockwall, Texas 75087



(972)

771-7745

Case number: H2006-005

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below

161

☒ I am opposed to the request for the reasons listed below

*Someday This Town is going to sell liquor
and I don't want a Beer Joint near my
home*

Your Name:

Jeramita Amador

Rockwall Property Address:

923 N Alamo

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad



Rockwall, Texas 75087



(972)

771-7745



City of Rockwall

The New Horizon

385 South Goliad St.
Rockwall, Texas 75087-3699
www.rockwall.com



NK5

LION PROPERTIES INC
600 WEST FREEMAN
SEAGOVILLE TX 75159

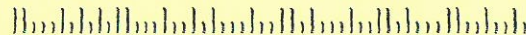
H2006-005

NIXIE 752 1 00 0

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

BC: 75087373785 *2682-0448

75087373785





City of Rockwall
The New Horizon

385 South Goliad St.
Rockwall, Texas 75087-3699
www.rockwall.com



LION PROPERTIES INC
600 WEST FREEMAN
SEAGOVILLETX75159

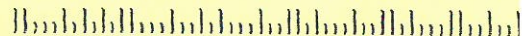
H2006-005

NIXIE 752 1 00 C

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

BC: 75087373785 *2682-0448

750873737





City of Rockwall

The New Horizon

385 South Goliad St.
Rockwall, Texas 75087-3699
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N55

LION PROPERTIES INC
600 WEST FREEMAN
SEAGOVILLE TX 75159

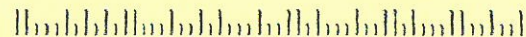
H2006-005

NIXIE 752 1 23 0

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

BC: 75087373785 *2682-0448

750873737





City of Rockwall

The New Horizon

385 South Goliad St.
Rockwall, Texas 75087-3699
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NLS

LION PROPERTIES INC
600 WEST FREEMAN
SEAGOVILLETX75159

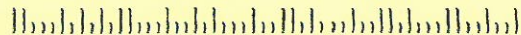
H2006-005

NIXIE 752 1 00 0

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

BC: 75087373785 *2692-0447

750873737





City of Rockwall

The New Horizon

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Rockwall, Texas 75087-3699

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ARNOLD GARY N & DEBORAH
219 SCENIC DRIVE
HEATHTX75032

ARN0219*X 750 N1 1 305 C 10 C
FORWARD TIME EXP RTN TO SENDER
ARNOLD GARY N
PO BOX 1694
ROCKWALL TX 75087-1694

RETURN TO SENDER



75032+0617 R011
75087%3737



City of Rockwall

The New Horizon

385 South Goliad St.
Rockwall, Texas 75087-3699
www.rockwall.com

pt2



ARNOLD GARY N & DEBORAH
219 SCENIC DRIVE
HEATHTX75087

H2006-005

75087-3699
75087-3699

X 750 N1 1 305 C 10 C
FORWARD TIME EXP RTN TO SEND
ARNOLD, GARY N
PO BOX 1894
ROCKWALL TX 75087-1894

RETURN TO SENDER

