

**MINUTES**  
**Historic Preservation Advisory Board Meeting**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**January 17, 2013 @ 6:00 P.M.**

I. CALL TO ORDER

**The meeting was called to order by Janice Johnson at 6:00 p.m. with the following board members present: Herb Moltzan, Wendi Conley, David Waller, Sharon Lewis, Michael Keegan and Dick Clark. The Staff members present at the meeting were David Gonzales, Planner, Ryan Miller, Senior Planner and Robert LaCroix, Director of Planning.**

II. ANNOUNCEMENTS

Staff asked for a volunteer to attend the February 19, 2013 Main Street Advisory Board Meeting to participate in a conversation about public art.

Board Member David Waller volunteered to attend the meeting.

III. ACTION ITEMS

Chairperson Janice Johnson asked if there was any discussion over the minutes for the December 20, 2012 meeting.

*Board Member David Waller made a motion to approve the minutes for December 20, 2012 meeting.*

*Board Member Michael Keegan seconded the motion.*

**The motion to approve the minutes was approved by a vote of 6-0 (with Herb Moltzan abstaining).**

Chairperson Janice Johnson introduced the next agenda item, *Case No. H2013-001*, which was a request for a Certificate of Appropriateness (COA) from Tina Rowe-Woodall to permit the construction of a stone monument sign within Planned Development District 50 (PD-50) and the North Goliad Corridor (NGC OV) Overlay District. The subject property is located at 908 N. Goliad Street and is further identified as Lot 2R of the W. D. Austin Addition, City of Rockwall, Rockwall County, Texas. The property is recognized as a local "Landmark" Property, is zoned PD-50, and is situated within the NGC OV.

Staff Member David Gonzales presented the case to the board.

*"Ms. Tina Rowe-Woodall has submitted an application for a Certificate of Appropriateness (COA) that would allow for the construction of a stone monument sign to be placed on her property located at 908 N. Goliad St. The property is zoned Planned Development (PD-50) District with an underlying zoning of Residential Office (RO) District and is also within the North Goliad Corridor Overlay (NGC OV) District. The exterior design of the home is considered 'neoclassic,' was built in 1911, and is designated as a 'Landmark' property within the City of Rockwall. The building is also known as 'The Reese Home.'*

*Ms. Rowe-Woodall currently operates her business (Heavenly Hands Birthing Center) at 909 N. Goliad St., which is also located within PD-50. The business has a sign that conforms to the provisions established in the NGC OV District and the Historic Preservation Guidelines; however, Ms. Rowe-Woodall has stated that*

*the size of her current sign is less visible than she desires based on her patients stating the sign is difficult to see as they approach her facility while they are in labor. Ms. Rowe-Woodall views the size of the sign as a hardship, and as she moves in to her new facility would like to have a sign that is more prominently visible to her patients (and visitors) as they approach the proposed birthing center. The requested monument sign measures approximately seventeen (17) square feet in area and is three (3) feet, four (4) inches in height. The proposed monument sign will be comprised of stone with a stucco finish designated as the sign face.*

*The Unified Development Code (UDC) provides that signage within PD-50 is to be freestanding with two (2) support standards and be a maximum size of sixteen (16) square feet in area. Monument signs are not allowed and should not be permitted. A COA is required in order to allow the proposed monument sign, which does not meet the provisions established in the Historic Preservation Guidelines. Furthermore, an approval of a variance to the provisions established for signs in the NGC OV District shall require City Council approval by a three-quarter ( $\frac{3}{4}$ ) majority vote for those City Council members present (with a minimum of four (4) voting in the affirmative) to allow the proposed monument sign within PD-50.*

*It should be noted that in November 2002, a COA was approved for a sign attached to an antique street lamp that was consistent with the appearance of the street lamps around the 'Downtown' Courthouse Square. The property associated with this COA is located at 702 N. Goliad St. and is within PD-50.*

*Included in your packet is the application for the COA, a letter requesting the COA, a proposed sign plan and site plan, letters supporting the applicants' request, portions of the applicable codes, and a recent photo of the 'Reese Home.' Although the UDC allows for a COA under Sec. 6.2 Historic (HO) Overlay District, Sec. F, and a variance to the provisions under Sec. 6.2-1 North Goliad Corridor Overlay District, Sec. K, the proposed monument sign does not represent distinguishing characteristics for a historic period, nor is the proposed sign compatible with those in the district. Given the fact the home is a designated 'Landmark' property within the City of Rockwall; staff cannot support the applicants' request. It is of the opinion of staff that this should be a judgment call for the Historic Preservation Advisory Board to allow the monument sign as proposed."*

The Chairperson Jan Johnson asked if any of the Board Members had questions for staff. There being no questions for staff, Chairperson Johnson opened the public hearing and called the applicant forward.

Tina Rowe-Woodall  
908 N. Goliad Street  
Rockwall, Texas

Mrs. Rowe-Woodall has been operating a birthing center at 909 N. Goliad Street for the past couple of years. She is looking to move to the Reese Home for the purpose of moving her business into a larger space. She is requesting the monument sign for the purpose of making her business more visible from SH-205. It is Mrs. Rowe-Woodall's intent to include the year the house was constructed and the name of the house on the sign face to mark the historic significance of the property.

Chairperson Janice Johnson asked how the sign was going to be positioned on the property. Mrs. Rowe-Woodall stated that the sign will be situated in the front of the subject property parallel to the front porch.

Board Member David Waller inquired if the variance was related to more the materials, size or type of sign that Mrs. Rowe-Woodall is requesting. Staff Member David Gonzales stated that the variance would take all those aspects into consideration; however, the variance was related to the request for a monument sign in the Historic District, which currently does not allow monument signs. Board Member Waller stated that he was concerned with this sign being a typical to the general area.

Chairperson Janice Johnson shares Board Member Waller's concern, but understands that due to the proposed use of the property (a birthing center) understands the applicant's need to have a sign that is a visible as possible. Staff Member Ryan Miller stated that the board could word their recommendation to allow a larger sign that visibly conforms to the style of sign allowed in the Historic District.

Board Member Dick Clark stated that he believed the sign should conform to the code and be compatible with existing signs in the district. He is also concerned with allowing a sign variance in this area as no other signs appear to have been granted a variance in this area.

Staff Member Robert LaCroix stated that the board should take into consideration that the signs' size in terms of square footage meets the code.

There being no further questions Chairperson Janice Johnson asked if anyone in the audience wished to speak on this case.

Toni A. Rowe  
909 Goliad Street  
Rockwall, Texas

Mrs. Rowe stated she was in favor of the HPAB recommending to grant the variance.

Board Member Michael Keegan made the statement that he was in support of helping small businesses, and was in support of the applicant's request.

Board Member David Waller asked for a clarification of what the applicant could do to meet code. Staff Member Robert LaCroix stated that the applicant could remove the stone monument portion of the proposed sign and add white post on the ends of the sign board in order to meet code.

Board Member Wendi Conley asked the applicant if she would be willing to change the sign to meet code.

There being no more questions Chairperson Jan Johnson closed the public hearing and asked for a motion. Mrs. Rowe-Woodall stated that she would be willing to change her request to meet code.

*Board Member David Waller made a motion to deny a Certificate of Appropriateness (COA) for the subject property at 908 N. Goliad Street.*

*Board Member Wendi Conley seconded the motion.*

**The motion was approved by a vote of 6-0 (with Herb Moltzan abstaining).**

#### IV. DISCUSSION ITEMS

Chairperson Janice Johnson introduced the first discussion item which was to receive a recap/update of the discussion from the January 17, 2013 concerning the progress of adopting a Medallion for historic properties.

Staff Member Ryan Miller provided a recap of the conversation from the last meeting. Board Member David Waller has provided several quotes for bronze medallions the best being from a company called Artistic Bronze Plaques in Miami, Florida who provided a quote of \$227.00 with shipping included. Staff then asked the board what materials, out of the ones they had been provided (bronze, aluminum, painted aluminum), they most preferred for the approved medallion design.

The board unanimously agreed that bronze was the preferred material.

Chairperson Janice Johnson introduced the next discussion item which was a general discussion on the progress of the Historic District Property Surveys the board has been working on over the last couple of months. General discussion took place with the goal to start providing some of the finished surveys to staff in the coming months.

Chairperson Janice Johnson introduced the last discussion item of the night, which was to discuss HPAB's appointment with the City Council schedule for February 4, 2013 (moved to February 18, 2013). Staff Member Ryan Miller summarized the objectives of the appointment.

Chairperson Janice Johnson asked the Board Members if they preferred to have a printed packet or an e-packet. The board choose to receive and e-packet going forward in the interest of saving paper.

Staff closed the meeting by reminding the Board Members that after the meeting a training session would be held in the City Council meeting room.

#### V. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:49 p.m.

**PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, Texas, this the 17<sup>th</sup> day of January, 2013.**

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**Janice Johnson, Chairman**

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**ATTEST**

**MINUTES**  
**Historic Preservation Advisory Board Meeting**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**February 21, 2013 @ 6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order by Janice Johnson at 6:03 p.m. with the following Board Members present: Herb Moltzan, David Waller, Sharon Lewis, Michael Keegan and Dick Clark. Board Member, Wendi Conley was not present. The Staff members present at the meeting were David Gonzales, Planner, Ryan Miller, Senior Planner and Robert LaCroix, Director of Planning.

II. ACTION ITEMS

Chairperson Janice Johnson asked if there was any discussion over the minutes for the January 17, 2013 meeting.

*Board Member Michael Keegan made a motion to approve the minutes for January 17, 2013 meeting.*

*Board Member David Waller seconded the motion.*

**The motion to approve the minutes was approved by a vote of 6-0.**

III. PUBLIC HEARING

Chairperson Janice Johnson introduced the next agenda item, **Case No. H2013-002 [Z2013-005]**, which was a request by Chad and Whitney Davis for approval of a Specific Use Permit (SUP) to allow for a secondhand goods store located on Lots 1 and 4, Block X of Rockwall Old Towne, City and County of Rockwall, Texas, being a 0.21-acre tract located at 302 S. Fannin Street, zoned Downtown (DT) District.

Staff Member David Gonzales presented the case to the board.

*"Chad and Whitney Davis are requesting a Specific Use Permit (SUP) to allow for a secondhand goods store within the 'DT' Downtown zoning district. The property is located at 302 S. Fannin and is within the Historic District. The home is a Victorian-Folk styled home, was built in 1895, and is referred to as the 'Gardenhire N.E. Estate.' It is rumored that the home was constructed from a Sears Roebuck & Co. kit. The property is also recognized as a 'High Contributing' property within the Historic District.*

*The proposed business operation will consist primarily of retailing new and pre-owned upscale home furnishings and home décor boutique items. The business will also include such items as high end quality consignment pieces, antiques, and handmade items. The décor will be eclectic, vintage, shabby chic, and whimsical. The applicant has stated they will not allow junk, appliances, or low quality items in the store.*

*It should be noted that a similar request in the 'DT' Downtown zoning district for a 'Secondhand Goods Store' was unanimously recommended for approval in February of this year by the Planning and Zoning Commission and will complete the public hearing process by way of City Council over the next few weeks. Based on the information submitted by the applicant, staff feels the proposed use to be reasonable and is in support of the SUP.*

*It should be noted that in November 2002, a COA was approved for a sign attached to an antique street lamp that was consistent with the appearance of the street lamps around the 'Downtown' Courthouse Square. The property associated with this COA is located at 702 N. Goliad St. and is within PD-50.*

*Staff recommends approval of the request for the Specific Use Permit with the following conditions:*

- 1. Adherence to Engineering and Fire Department standards.*
- 2. No outside display of merchandise or outside storage shall be allowed on the property.*
- 3. Business operations will be limited to the retail of home furnishings and home décor items, antiques, and handmade items."*

The Chairperson Jan Johnson asked if any of the Board Members had questions for staff.

Board Member Michael Keegan asked if the applicant was planning on making any changes to the exterior of the house. Staff Member David Gonzales stated that the applicant was only requesting a Specific Use Permit (SUP) for the sale of second hand goods and that if they were to propose any changes to the exterior of the home they would be required to submit for a Certificate of Appropriateness (COA).

Staff Member Robert LaCroix stated that the property is within the Downtown (DT) District and that properties with this zoning are permitted to have office and retail uses in addition to single family uses. Furthermore, this zoning allows for live-work situations.

Board Member Herb Moltzan asked if handicap access was required for this property. Staff Member Robert LaCroix stated that there was already a handicap ramp at the rear of the subject property. Additionally, the parking at the rear of the property is shared with the city.

There being no other questions for staff, Chairperson Johnson opened the public hearing and called the applicant forward.

Chad Davis  
515 Sausalito Drive  
Rockwall, Texas 75087

Board Member Dick Clark asked the applicant if he is planning on putting a sign in front of the property. The applicant stated that he was planning on putting in a sign after the zoning was approved.

Chairperson Janice Johnson asked if the applicant knew what that sign was going to look like. The applicant stated that he does not have a design in mind at this time. Staff Member Robert LaCroix stated that any sign erected on this property would need to meet the sign standards for the zoning district. Staff will provide these standards to the applicant.

There being no further questions for the applicant, Chairperson Janice Johnson asked if anyone in the audience wished to speak on this case. There being no one in the audience wishing to speak Chairperson Janice Johnson closed the public hearing.

*Board Member David Waller made a motion to recommend approval of the Specific Use Permit (SUP) per staff's recommendations for the subject property at 302 S. Fannin Street.*

*Board Member Herb Moltzan seconded the motion.*

**The motion was approved by a vote of 5-0 (with Chairperson Janice Johnson abstaining).**

Chairperson Janice Johnson introduced the next agenda item, **Case No. H2013-003 [Z2013-006]**, which was a request by Billy Peoples and Mark Latham for the approval of a change in zoning from a Multi Family 14 (MF-14) District to a Downtown (DT) District on a 0.39-acre tract of land, identified as Lots E & W, Block H of the Eppstein Addition, situated within the City and County of Rockwall, Texas, and located at 308 and 310 S. Fannin Street.

Staff Member Ryan Miller presented the case to the board.

*"The subject property is a 0.39-acre tract of land, identified as Lots E & W, Block H of the Eppstein Addition, zoned Multi-Family 14 (MF-14) District, and situated within the Old Town Rockwall (OTR) and Historic Overlay (HOV) Districts. The subject property is composed of two (2) existing residential lots identified as 308 & 310 S. Fannin Street, which were annexed into the city prior to 1959. In 2005 the then owner, Deanna Morrison, submitted a zoning change application requesting a change in zoning from a Multi-Family 14 (MF-14) District to a Residential-Office (RO) District. This request was denied in favor of eventually rezoning the property with the expansion of the Central Business District (CBD) [the Central Business District (CBD) eventually became the present day Downtown (DT) District]. In 2007 staff initiated a rezoning of approximately 71.88-acres that established the Downtown (DT) District. Prior to approval of this zoning request the City Council removed the three (3) properties (i.e. 306, 308 & 310 S. Fannin Street) from the zoning area. The current applicants, Billy Peoples and Mark Latham, are requesting to change the zoning from a Multi-Family 14 (MF-14) District to a Downtown (DT) District for the purpose of converting two (2) existing single family residences into office and/or commercial/retail buildings.*

*According to the City's Historic District Property Archive the property at 310 S. Fannin Street has been classified as a High Contributing Property. A property or structure is considered to be a Contributing if the property or structure, "... adds to the historical architectural qualities, historical associations or archeological value for which a property or district is significant ...". The property at 308 S. Fannin Street is considered to be a Non-Contributing Structure; however, since it is located within 200-feet of a contributing structure it is considered to be an Applicable Property. Applicable Properties are required to obtain a Certificate of Appropriateness (COA) from the Historic Preservation Advisory Board (HPAB) certifying that the proposed actions of the property owner meet the intent of the ordinance and guidelines stipulated by the UDC. The applicants have stated that they do not intend to change the exterior of the structures and will maintain the historic architectural features present on the façade of the High Contributing Property (i.e. 310 S. Fannin Street). It is their intent to maintain the appearance of single family residences from the front of the properties; however, at the rear of the properties they are proposing to add individual parking areas that will be accessible by a future cross access easement that will grant access to 308 S. Fannin Street from the driveway of 310 S. Fannin Street. Any changes to the exterior of these properties will be required to be approved by the HPAB, and potentially could require site plan approval from the Planning & Zoning Commission and City Council.*

*The land uses adjacent to the subject property are as follows:*

*North: Directly north of the subject property is S. Fannin Street, which is identified as a Minor Collector according to the Master Thoroughfare Plan approved with the 2011 Comprehensive Plan. Beyond S. Fannin Street is the Rockwall Wedding Chapel, which is zoned Downtown (DT) District.*

*South: Directly south of the subject property are the parking areas for the City of Rockwall City Hall facility, which is part of the larger City Place campus. The property is zoned Downtown (DT) District.*

*East: Directly east of the subject property is S. Fannin Street followed by several single family homes zoned Single Family-7 (SF-7) District. Additionally, these properties are located within the Old Town Rockwall (OTR) Historic Overlay District.*

*West: Directly west of the subject property is the City Place campus, which is zoned Downtown (DT) District.*

*"Currently, the properties are zoned Multi Family-14 (MF-14) District, which is defined by the UDC as a zoning district that allows '... duplex and apartment dwellings together with public, denominational and private schools, churches and public parks essential to create basic neighborhood units ...'. In examining the*

surrounding area, staff would like to point out that no other property adjacent to or within a close proximity of the subject property is zoned as a Multi Family-14 (MF-14) District. Furthermore, that the property is currently divided into two (2) lots that do not meet the minimum site area requirement of 10,000 square feet (i.e. 308 S. Fannin Street is 9,788.8 square feet and 310 S. Fannin Street is 6,809.6), and under the current development standards for a property within a Multi Family-14 (MF-14) District the only viable development that could conform to the district's density and development standards would be a duplex (or single family attached) development. In staff's opinion a duplex on these properties would not be considered the highest and best use when taking into account the surrounding area.

The UDC defines the purpose of the Downtown (DT) District as being a district tasked with '... encouraging new development and redevelopment in the Downtown area.' Additionally, the district sites goals of creating a sustainable and pedestrian-friendly environment, capitalizing on the existing historical character of the adjacent area, and providing flexible development standards within the framework of a form-based code. The applicant's request to change the use of the subject properties without changing the appearance of the exterior of the properties conforms to the objectives that these goals identified. While the request does appear to meet these objectives, the zoning district's standards do not appear to address the redevelopment of existing properties within the zoning district; however, it is important to note that the Downtown (DT) District does allow for 'live-work' (home occupation style of businesses) situations. This strategy allows for the flexibility of land use in this area, and allows for single family properties to be adjacent to commercial properties without changing the essential character of the district. In staff's opinion this has helped create a transition zone from the downtown district to the adjoining historic district, which is mostly residential in nature.

While the Downtown (DT) District seems to be a suitable zoning district for the subject property, the Future Land Use Map approved with the Comprehensive Plan designates the area for Medium Density Single Family Residential land uses. The Comprehensive Plan defines this designation as areas that consist of '...single family developments that have typically been built in Rockwall. They may be 2-3 units per acre, but generally about 3 units per acre.' This definition does conform to the current use of the property (i.e. single family residential), while not conforming to the Multi Family-14 (MF-14) District that guides development on the subject property.

In assessing the applicant's request to change the zoning on the subject property staff has had to take into account the following factors:

- 1) The current zoning of the property (MF-14) appears to be inconsistent with the surrounding area, and does not properly regulate redevelopment possibilities on the site. Additionally, the properties High Contributing status provides a check and balance system through the COA process to insure that that changes on the property will be consistent with the Historic District.
- 2) The Downtown (DT) District allows for 'live-work' situations that help provide for flexibility and transition between the downtown area and the adjacent residential properties. Additionally, staff will note that S. Fannin Street appears to be the logical transition zone between the two (2) Districts.
- 3) The adjacent land uses to the subject property (e.g. City Hall) are inconsistent with the current residential use.
- 4) The applicant's request does not conform to the Future Land Use Map or the Comprehensive Plan. This is mainly due to the Downtown (DT) District being a defined area; however, this area may be expanded in the future.

Taking this assessment into consideration staff feels that the direction provided by the Historic Preservation Advisory Board (HPAB) and the Planning & Zoning Commission will provide the most clear recommendation on the proposed zoning change.

On February 8, 2013, staff mailed sixteen (16) notices to property owners within 200 feet of the subject property. Additionally, staff posted signs along S. Fannin Street, which is the only street frontage adjacent to the subject property, as required by the Unified Development Code (UDC). At the time this case memo was drafted no responses were received by staff."

Chairperson Jan Johnson asked if any of the Board Members had questions for staff.



Board Member Sharon Lewis asked if the property would be able to provide a live-work situation in the future. Staff Member Ryan Miller stated that the applicant would have the option to utilize a live-work situation. The property owner at 310 S. Fannin Street is interested in doing an office only.

Board Member David Waller asked if there is a sufficient amount of parking for the proposed uses. Staff Member Ryan Miller stated that in addition to the public parking adjacent to the buildings that the applicant is planning on providing additional on-site parking. There is currently no on-street parking allowed in front of the subject property.

Board Member Dick Clark stated that if the property was to be utilized for retail that the property should be subject to the same rules as other commercial properties. Staff Member Ryan Miller stated that the property would be subject to the same rules as other commercial properties and that these requirements would be checked when a use is established on the property and the applicant applies for a Certificate of Occupancy (CO).

There being no other questions for staff, Chairperson Janice Johnson opened the public hearing and called the applicant forward.

Mark Latham  
41 Fireside Drive  
Rockwall, Texas 75032

Mr. Latham stated that he is a business owner that lives in Rockwall, and that purchasing this property was a great opportunity for him. He wants to see the Historic District improved and that he intends to improve the property and the downtown area.

Chairperson Johnson asked if any of the board members had any questions for Mr. Latham.

Board Member Herb Moltzan asked what type of business the applicant was planning on putting in the house. The applicant stated that he was not sure, but that he is envisioning the property as more of an office. If there is any retail it would be small and similar to the type of use being proposed for the previous case.

Board Member Herb Moltzan asked staff that if the applicant were to establish a business, would the HPAB be required to review the use prior to occupancy. Staff Member Ryan Miller stated that if the applicant is granted the zoning by City Council, any use that requires a Specific Use Permit (SUP) in the Downtown (DT) District would require HPAB's recommendation prior to City Council approval, but if the proposed use is allowed by right in the zoning district it would not have any public hearings associated with its approval.

There being no further questions of the applicant, Chairperson Janice Johnson asked if anyone in the audience wished to speak on this case.

Mark Russo  
402B S. Fannin Street  
Rockwall, Texas 75087

Mr. Russo is the President of the Fannin Place HOA, a former Historic Preservation Advisory Board (HPAB) Member and an ex-City Council Member. As a member of the HPAB he worked on the Downtown Plan. He went on to state that at the time that Plan was approved it was the HPAB's intent to leave the four (4) properties out of the downtown because they were concerned that the whole Historic District would become Residential-Office. He was also concerned about the parking and traffic that this type of use could generate. He stated that it was his opinion that the properties should continue to be used as single family homes.

Board Member Herb Moltzan stated that he believed the location of this property and its adjacency to City Hall's parking lot make for a strong case to change the zoning. Additionally, he does not think that multi-family is a proper zoning for the properties.

Mr. Russo stated that the zoning being requested by the applicant allows for more uses than just office. Mr. Russo believes that if the zoning is changed it would be bad for the surrounding neighborhood.

Staff Member Robert LaCroix pointed out that there was at least one other property in the Historic District that was converted to an office. Additionally, he stated that any exterior changes to this property or any property in the district would require a COA, and any zoning changes proposed in this area would require a recommendation from the HPAB.

Mr. Russo stated that there have been other zoning cases on this property in the past and that they were denied.

There being no further questions of Mr. Russo, Chairperson Janice Johnson asked if anyone else in the audience wished to speak on this case.

Iris Smith  
305 South Fannin Street  
Rockwall, Texas 75087

Mrs. Smith stated that she owns the wedding chapel across the street from the subject properties and that she is in favor of the zoning change. She also pointed out that one of the four homes on the west side of Fannin Street is already being used for a business.

There being no further questions of Mrs. Smith, Chairperson Janice Johnson asked if anyone else in the audience wished to speak on this case.

There being no questions, Chairperson Janice Johnson asked if the applicant would like a chance to rebut. The applicant declined and Chairperson Johnson closed the public hearing.

Board Member Waller asked staff to clarify that this was a zoning issue and not an issue of preservation. Staff indicated that he was correct.

Board Member Lewis asked if the HPAB could restrict retail uses on this property. Staff Member Ryan Miller stated that they were providing a recommendation on the applicant's zoning proposal.

*Board Member Herb Moltzan made a motion to table the zoning request.*

*Board Member Sharon Lewis seconded the motion.*

**The motion was denied by a vote of 2-4 (with Board Members David Waller, Janice Johnson, Dick Clark & Michael Keegan dissenting).**

*Board Member Dick Clark made a motion to recommend denial of the zoning request.*

**The motion died on the table due to a lack of a second.**

*Board Member David Waller made a motion to recommend approval the zoning request.*

*Board Member Herb Moltzan seconded the motion.*

**The motion was approved by a vote of 4-2 (with Board Members Sharon Lewis & Dick Clark dissenting).**

IV. DISCUSSION ITEMS

Chairperson Janice Johnson introduced the first discussion item which was to receive an update from the Chair about the board appointment with City Council. Chairperson Janice Johnson updated the members about her meeting with the City Council.

Staff Member Ryan Miller stated that the City would be allocating the money needed to obtain the medallions for the City's landmarked properties in the near future. Staff Member Robert LaCroix stated that the board should invite the eight (8) owners of the landmarked properties to a meeting to speak with them about the medallions. The HPAB directed staff to contact the property owners.

V. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:21 p.m.

**PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, Texas, this the 21<sup>st</sup> day of March, 2013.**

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**DICK CLARK, BOARD MEMBER**

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**ATTEST**

**MINUTES**  
**Historic Preservation Advisory Board Meeting**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**March 21, 2013 @ 6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order by Vice Chairman Herb Moltzan at 6:02 p.m. with the following Board Members present: David Waller, Wendi Conley and Dick Clark. Chairperson Jan Johnson and Board Members Sharon Lewis and Michael Keegan were not present. The Staff members present at the meeting were David Gonzales, Planner, and Ryan Miller, Senior Planner.

II. ACTION ITEMS

Vice Chairman Herb Moltzan asked if there was any discussion over the minutes for the February 21, 2013 meeting.

*Board Member David Waller made a motion to approve the minutes for February 21, 2013 meeting.*

*Board Member Dick Clark seconded the motion.*

**The motion to approve the minutes was approved by a vote of 4-0.**

III. PUBLIC HEARING

Vice Chairman Herb Moltzan introduced the first agenda item, **Case No. H2013-004**, which was a request by Mathew Nugent for the approval of a Certificate of Occupancy (COA) to permit the construction of an addition to a High Contributing Property situated within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO) District, and zoned General Retail (GR) District. The subject property is located at 105 Olive Street and is further identified as Lot 1, Block 1 of the Bin 303 Restaurant Addition, City of Rockwall, Rockwall County, Texas.

Staff Member Ryan Miller presented the case to the board.

"The subject property is located at 105 Olive Street, and is recognized as a High Contributing Property. The primary structure on the property was constructed in 1932 utilizing the 'Flying Bungalow' style of residential architecture that was popular through the 1920's and 1930's in California. In 2006, the Historic Preservation Advisory Board (HPAB) and City Council approved a zoning change [Case No. Z2006-016] for the property from a Single Family 7 (SF-7) District to a General Retail (GR) District for the purpose of establishing a restaurant. Additionally, the applicant Mathew Nugent received a Certificate of Appropriateness (COA) [Case No. H2008-002] to remodel the property in 2008. As part of this remodel the applicant provided a parking lot, which connects to the property directly northwest of the subject property through a mutual access easement. Since the approval of this remodel the applicant has owned and operated a restaurant, Bin 303, on the subject property.

The applicant is requesting an additional COA to construct a 11' 4' by 12' (or approximately 136 square foot) addition attached to the northeastern exposure of the subject property, which is located at the rear of the primary structure. The purpose of the addition is to provide a walk-in cooler that will be utilized in the operation of the restaurant. According to Section 6.2, Historic Overlay (HO) District, of the Unified Development Code (UDC), a COA is required for all '(a)Iterations to the façade, including additions and removals that will be visible from a public street.' The applicant has stated that the addition will be

integrated into the primary structure and finished with materials that match the existing structure.

Since the applicant is proposing an addition that will aesthetically match the existing structure and will not visibly impair the historic nature of the property, staff supports the applicants request for a COA pending conformance with the following conditions of approval:

- 1) The applicant will be required to obtain a building permit from the Building Inspections Department prior to the commencement of any work on the subject property; and
- 2) Any construction, building or demolition necessary to complete this request must conform to the requirements set forth by the Unified Development Code, the 2009 International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government."

The Vice Chairman Moltzan asked if any of the Board Members had questions for staff.

There being no questions for staff, Vice Chairman Moltzan opened the public hearing and called the applicant forward.

Breean Nugent  
105 Olive Street  
Rockwall, Texas 75087

Mrs. Nugent is one of the owners of the restaurant. The main reason behind the proposed work is to correct some foundation problems. To do this they will be moving the location of the existing cooler to the northeast corner of the building. It is currently located at the northwest corner of the building.

Vice Chairman Moltzan asked Mrs. Nugent if they would be reusing the existing walk-in cooler. Mrs. Nugent indicated that they would be reusing the existing structure.

There being no further comments from the applicant, Vice Chairman Moltzan asked if anyone in the audience would like to speak on the agenda item. With no one in the audience indicating they wished to speak on this agenda item, Vice Chairman Moltzan closed the public hearing and asked if there was any discussion from the board. There being no discussion from the board the vice chair asked for a motion.

*Board Member Dick Clark made a motion to recommend approval of the applicant's request per staff's recommendations for the subject property at 105 Olive Street.*

*Board Member David Waller seconded the motion.*

**The motion was approved by a vote of 4-0.**

#### IV. DISCUSSION ITEMS

Vice Chairman Herb Moltzan introduced the only discussion item on the agenda which was a general discussion of on-going projects. Staff person Ryan Miller indicated that since three (3) members were absent it may be beneficial for the board to postpone the discussion until the April meeting. The board agreed and the discussion item was postponed.

#### V. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:10 p.m.

**PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF**

ROCKWALL, TEXAS, THIS THE 18<sup>th</sup> DAY OF APRIL, 2013.

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DICK CLARK, BOARD MEMBER

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ATTEST

**MINUTES**  
**Historic Preservation Advisory Board Meeting**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**April 25, 2013 @ 6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order by Vice Chairman Herb Moltzan at 6:00 p.m. with the following Board Members present: David Waller, Wendi Conley, Michael Keegan and Dick Clark. Board Members Sharon Lewis was not present. The Staff members present at the meeting were David Gonzales, Planner, and Ryan Miller, Senior Planner.

II. ACTION ITEMS

Vice Chairman Herb Moltzan asked if there was any discussion over the minutes for the March 21, 2013 meeting.

*Board Member Dick Clark made a motion to approve the minutes for March 21, 2013 meeting.*

*Board Member David Waller seconded the motion.*

**The motion to approve the minutes was approved by a vote of 4-0-1, with Board Member Michael Keegan.**

Vice Chairman Herb Moltzan then introduced the next agenda item which was the election of officers. Staff member Ryan Miller recommended that since this was a makeup meeting and not all board members were present that this item be tabled until the May 16, 2013 meeting.

III. PUBLIC HEARING

Vice Chairman Herb Moltzan introduced the first agenda item, **Case No. H2013-005**, which was a request by John Robinson and Clayton McGowan for the approval of a Certificate of Occupancy (COA) to permit the demolition of an existing structure on a Medium Contributing Property and the construction of two (2) single family homes situated within the Old Town Rockwall Historic District, the Historic Overlay (HO) District, and zoned Single Family-7 (SF-7) District, and take any action necessary. The subject property is located at 304 Star Street and is further identified as Lots 7 & 8, Block C of the Eppstein Addition, City of Rockwall, Rockwall County, Texas.

Staff Member David Gonzales presented the case to the board stating:

"The applicants, John Robinson and Clayton McGowan have submitted a request for a Certificate of Appropriateness (COA) to demolish the structure (detached garage) that currently exists on this property and to construct two (2) single family homes on lots 7 & 8 of the Eppstein Addition, also known as 304 Starr Street. The subject properties are zoned (SF-7) Single Family 7 and the existing structure is considered to be a medium contributing property within the Historic District. Based on the plat records for the Eppstein Addition filed in 1892, the 50' X 140' lots were used to build a single family home with the detached garage and were not platted as a single lot.

Shortly after purchasing the property, Mr. Robinson was granted a COA in July of 2008 to demolish the single family home that existed on this property based on years of neglect. Mr. Robinson had provided photo's of

the interior as well as the exterior of the homes condition, thereby documenting the fact that the home had lost its value as a contributing property to the Historic District.

Mr. Robinson has indicated a desire to construct two (2) new single family "farmhouse" homes that will be complimentary to the Historic District in terms of style and layout. According the Unified Development Code (UDC), any new construction, in terms of scale, mass, volume, period and style, shall be compatible according to Appendix "D" - Historic Preservation Guidelines and requires a COA. The guidelines are included with this report for your review and consideration.

As a note, farmhouses draw their inspiration from the Colonial Revival era and are indicative of gables that face different directions. The homes will feature articulated elements of a "farmhouse" such as gabled and hip styled roof dormers on high pitched gabled roofs, oval and rectangular louvered vents as depicted, decorative brackets attached to the supporting columns at the porches, with a gable pediment (at roof pitch) and keystones above the windows (JR 1237 model), and chimney stacks for both homes. The exterior of the homes will incorporate a cementaceous siding (e.g. Hardy Board) product with a cedar plank appearance that will be painted with colors complimentary to the district.

In 2008 the COA allowed for the detached garage to be enclosed and converted to a hobby shop/storage facility, and remains standing today centered on both lots. With the proposed new construction of the two (2) homes, the applicants are proposing to demolish the detached garage/structure, but will remain as storage for construction materials and a construction office during the building process should the COA be approved. Since this is considered a medium contributing property, a COA will be required in order to demolish the structure.

According to the UDC, Appendix "D" – Historic Preservation Guidelines ...demolition of a structure would be allowed if:

- The building has lost its architectural and historical integrity and importance, and its removal will not result in a negative, less appropriate visual effect on the Historic District; or
- A structure does not contribute to the historical or architectural character and importance of the Historic District (such as a non-contributing structure), and its removal will result in a positive, appropriate visual effect on the Historic District; or
- There is an imminent threat to the health, safety and welfare to the surrounding residents and/or property because of an unsafe condition that constitutes an emergency (See Section VII, Demolition-by-Neglect).

The applicants request to demolish this structure does have merit given the fact it has been altered from its original design and use as a detached garage. Also, with the fact that this property is platted as two (2) separate lots, the structure will create an encroachment upon both lots if it were to remain. Finally, based on the plans submitted and the characteristics present of the proposed homes for these lots, staff supports the applicants request for the COA to demolish the detached garage and construct the new homes.

Staff recommends approval of the Certificate of Appropriateness with the following condition:

1. Submittal and approval any necessary building and fence permits associated with both lots.
2. That the construction of the homes meet the intent of the Historic Preservation Guidelines as outlined in the UDC.
3. That a Specific Use Permit (SUP) for a guest quarters/secondary living unit and the height of the accessory structure be approved prior to construction."

The Vice Chairman Moltzan asked if any of the Board Members had questions for staff.

There being no questions for staff, Vice Chairman Moltzan opened the public hearing and called the applicant forward.

Clayton McGowan  
980 Stevens Road  
Heath, TX 75032

McGowan explained the request in detail and answered the board's questions.



There being no further comments from the applicant, Vice Chairman Moltzan asked if anyone in the audience would like to speak on the agenda item. With no one in the audience indicating they wished to speak on this agenda item, Vice Chairman Moltzan closed the public hearing and asked if there was any discussion from the board. General discussion among board commenced. Once complete the vice chair asked for a motion.

*Board Member Dick Clark made a motion to recommend approval of the applicant's request per staff's recommendations for the subject properties at 304 Starr Street.*

*Board Member Wendi Conley seconded the motion.*

**The motion was approved by a vote of 4-0 [Board Member David Waller left at 6:09 PM].**

#### IV. DISCUSSION ITEMS

Vice Chairman Herb Moltzan introduced the first discussion item on the agenda which was a general discussion of on-going projects. Staff person Ryan Miller indicated that since this was a makeup meeting and two (2) members were absent [with one (1) spot on the Board being vacant] that it may be beneficial for the board to postpone the discussion until the May meeting. The board agreed and the discussion item was postponed.

Staff person Ryan Miller reminded the board members that Founder's Day would be on May 18, 2013.

#### V. ADJOURNMENT

There being no further business, the meeting was adjourned.

**PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 25<sup>th</sup> DAY OF APRIL, 2013.**

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**DICK CLARK, BOARD MEMBER**

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**ATTEST**

**MINUTES**  
**Historic Preservation Advisory Board Meeting**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**MAY 16, 2013 @ 6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order by Vice Chairman Herb Moltzan at 6:00 p.m. with the following Board Members present: Wendi Conley, David Waller, Sharon Lewis, Michael Keegan and Dick Clark. The Staff members present at the meeting were David Gonzales, Planner, and Ryan Miller, Senior Planner.

II. ACTION ITEMS

Vice Chairman Herb Moltzan asked if there was any discussion over the minutes for the April 25, 2013 meeting.

*Board Member David Waller made a motion to approve the minutes for April 25, 2013 meeting.*

*Board Member Michael Keegan seconded the motion.*

**The motion was approved by a vote of 5-0-1, with Board Member Sharon Lewis abstaining.**

Vice Chairman Herb Moltzan then introduced the next agenda item which was the election of officers. Mr. Moltzan asked if there were any nominations for a new Chairman. Board Member Michael Keegan made a motion to elect Board Member Dick Clark as Chairman of the HPAB. The motion was seconded by Board Member David Waller. With no other motions being made the motion carried 6-0. Vice Chairman Moltzan then asked if there were any nominations for a Vice-Chairman. Board Member Dick Clark made a motion to elect Board Member David Waller. The motion was seconded by Board Member Wendi Conley and with no other motions being made the motion carried 6-0.

III. DISCUSSION ITEMS

Chairman Dick Clark introduced the first discussion item on the agenda which was a general discussion of on-going projects. Staff person Ryan Miller briefed the board about the medallion program and reminded board members that staff would like to receive all property surveys at the July 18, 2013 meeting. Additionally, Mr. Miller reminded the board about the 159<sup>th</sup> Founders Day Festival on May 18, 2013.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned.

**PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 16<sup>TH</sup> DAY OF MAY, 2013.**

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**DICK CLARK, CHAIRMAN**

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**ATTEST**

**MINUTES**  
**Historic Preservation Advisory Board Meeting**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**June 20, 2013 @ 6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order by Chairman Dick Clark at 6:00 p.m. with the following Board Members present: Wendi Conley, David Waller, Sharon Lewis, Michael Keegan and Tina Rowe. The staff members present at the meeting were Robert LaCroix, Director of Planning & Zoning, and Ryan Miller, Senior Planner.

II. ACTION ITEMS

Staff Member Ryan Miller began the meeting by welcoming Tina Rowe to the HPAB. She is the property owner of the Landmarked Property located at 908 N. Goliad Street. The property is better known as *Reese House*.

Chairman Dick Clark asked if there was any discussion over the minutes for the May 16, 2013 meeting.

*Board Member Michael Keegan made a motion to approve the minutes for the May 16, 2013 meeting.*

*Board Member David Waller seconded the motion.*

**The motion was approved by a vote of 6-0.**

III. PUBLIC HEARING ITEMS

Chairman Dick Clark then introduced the first public hearing item, Case No. H2013-006, which was a request by Joshua Pope for the approval of a Certificate of Occupancy (COA) to allow for an exterior remodel in conjunction with the construction of an addition to the rear of the home for a *Non-Contributing Property* situated within the Historic Overlay (HO) District, and zoned Single Family-7 (SF-7) District. The subject property is located at 509 Storrs Street and is further identified as Lot 1 & Part of Lot 2, Block A of the Eppstein Addition, City of Rockwall, Rockwall County, Texas.

Staff member Ryan Miller presented the case to the board stating:

*The purpose of the request for the Certificate of Appropriateness (COA) is to allow for an exterior remodel of the siding, the removal of one (1) of the two (2) doors on the front façade, and the construction of a 60 sq-ft addition to the rear of the home. The property is located at 509 Storrs Street, is recognized as a Non-Contributing Property within the Historic District, and is zoned Single-Family Residential (SF-7) District.*

*The Unified Development Code (UDC) defines a non-contributing structure under Art. V, Sec. 6.2 Historic Overlay District, B. Terms and Definitions and reads as follows:*

*Non-contributing structure. 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*

- 1. It was not present during the period of significance, or*
- 2. Due to alterations, disturbances, additions, or other changes it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period, or*
- 3. It does not independently meet the National Register criteria.*

Although the property is considered to be non-contributing within the district, the UDC requires the application for a COA under Art. V, Sec. 6.2 Historic Overlay District, F, (1), (a) and reads as follows:

F. Certificate of appropriateness for alteration or new construction.

1. Applicability of ordinance.

- a. Included properties. The provisions of this ordinance shall apply only to those properties, hereinafter referred to as "applicable properties", which meet the following criteria:
  - i. Either be a designated historical landmark or be wholly or partially located within a designated historic district, and
  - ii. Either be a contributing property as defined in subsection B or be located within 200 feet of a contributing property.

The property meets this criterion as an "applicable property" as it located in the HO District and is within two hundred (200) feet of a contributing property, therefore is subject to the requirements of a COA.

The applicant has provided a letter of explanation that indicates the exterior siding to be comprised of 8 inch Hardy Plank and the 60 sq-ft addition to the rear of the home is for the expansion of an existing restroom. A site plan indicating the location of the proposed addition, floor plan, elevations and photos have been submitted with the application as well. Currently, the home has two front doors. It is the applicants desire to remove one of the doors and add a railing to the porch area, thus changing the appearance of the home. The applicant has provided a photo representing "conceptually" what the homes appearance will be once the work is completed. According to Section 6.2, Historic Overlay (HO) District, of the Unified Development Code (UDC), a COA is required for all "alterations to the façade, including additions and removals that will be visible from a public street." The applicant has also indicated that the exterior colors of the structure are to be painted with the intent of matching what currently exists (white with blue/gray trim).

If approved, staff recommends the following conditions:

- 1) The applicant will be required to obtain a building permit from the Building Inspections Department prior to the commencement of any work on the subject property; and
- 2) Any construction, building or demolition necessary to complete this request must conform to the requirements set forth by the Unified Development Code, the 2009 International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government."

The Chairman Dick Clark asked if any of the Board Members had any questions for staff.

There being no questions for staff Chairman Clark opened the public hearing and called for the applicant to come forward.

Joshua Pope  
509 Storrs Street  
Rockwall, TX 75087

Mr. Pope explained that it is his intent to remove one of the two (2) front doors (specifically the one leading to the kitchen), remove the existing asbestos shingles from the exterior of the house and replace it with Hardi Board lap siding, and create a small addition to the rear of the subject property for the purpose of adding an additional bathroom.

Directing her question to staff, Board Member Wendi Conley asked about the historical significance of the property with two (2) front doors. Additionally, she inquired if the removal of one (1) of these doors would change the character of the property.

Director Robert LaCroix stated that houses constructed prior to centralized air conditioning units utilized two (2) front doors in order to allow for air circulation through the house. One of these doors opening up into the kitchen was probably included to cool this area during meal preparation.

It is his opinion that because this is a non-contributing home, the removal of the front door would not substantially injure any of the adjacent properties.

There being no further questions from the applicant, Chairman Clark asked if anyone in the audience wished to speak on this agenda item. With no one in the audience indicating they wished to speak on this item, the Chairman closed the public hearing and asked if there was any discussion from the board. General discussion among the board members commenced. Once complete the Chairman asked if there was a motion.

*Board Member Michael Keegan made a motion to approve the Case No. H2013-006 per staff's recommendations.*

*Board Member David Waller seconded the motion.*

**The motion was approved by a vote of 6-0.**

#### IV. DISCUSSION ITEMS

Chairman Dick Clark introduced the first discussion item on the agenda which was a general discussion of on-going projects. Staff member Ryan Miller briefed the board about the medallion program and reminded board members that staff would like to receive all property surveys at the July 18, 2013 meeting. Additionally, Mr. Miller reminded the board members that the next meeting would include a discussion with the landmarked property owners concerning the medallion program.

#### V. ADJOURNMENT

There being no further business, the meeting was adjourned.

**PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18<sup>TH</sup> DAY OF JULY, 2013.**

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**DICK CLARK, CHAIRMAN**

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**ATTEST**

**MINUTES**  
**Historic Preservation Advisory Board Meeting**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**July 18, 2013 @ 6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order by Chairman Dick Clark at 6:01 PM with the following Board Members present: Wendi Conley, David Waller, Patti Canup, Michael Keegan and Tina Rowe. The staff members present at the meeting were Ryan Miller, Senior Planner and David Gonzales, Planner.

II. ACTION ITEMS

Chairman Dick Clark asked if there was any discussion over the minutes for the June 20, 2013 meeting.

*Board Member David Waller made a motion to approve the minutes for the June 20, 2013 meeting.*

*Board Member Wendi Conley seconded the motion.*

**The motion was approved by a vote of 5-0, with Board Member Patti Canup abstaining.**

III. DISCUSSION ITEMS

Chairman Dick Clark introduced the first discussion item on the agenda which was a discussion concerning the Medallion Program with the Landmarked property owners. Staff member Ryan Miller introduced the proposed medallion design and stated that many of the Landmarked property owners were interested in the medallion program, but were unable to attend the meeting. Mr. Miller then welcomed the property owners who were in attendance:

William & Melinda Migneallt  
506 Barnes Street

Charlie and Ginni Rickerson  
109 St. Mary's Street

Open discussion concerning the medallions took place between the property owners, board members and staff. The conversation ended with Staff members David Gonzales and Ryan Miller thanking the property owners for taking part in the meeting.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:21 PM.

**PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18<sup>TH</sup> DAY OF JULY, 2013.**

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**DICK CLARK, CHAIRMAN**

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**ATTEST**

**MINUTES**  
**Historic Preservation Advisory Board Meeting**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**August 15, 2013 @ 6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order by Chairman Dick Clark at 6:00 PM with the following Board Members present: Mike Mishler, Patti Canup, David Waller, and Michael Keegan. Board Member Tina Rowe was absent. The staff members present at the meeting were Ryan Miller, Senior Planner and JoDee Sanford, Planning Technician.

II. ACTION ITEMS

Chairman Dick Clark asked if there was a motion concerning the minutes for the *July 18, 2013* meeting.

*Board Member David Waller made a motion to approve the minutes for the July 18, 2013 meeting.*

*Board Member Michael Keegan seconded the motion.*

***The motion was approved by a vote of 4-0, with Board Member Mike Mishler abstaining.***

III. PUBLIC HEARING

Chairman Dick Clark introduced the first public hearing item, *Case No. H2013-009*, which was a request for a Certificate of Appropriateness (COA) by Jay and Alison Odom to allow for the demolition of an existing 600 square foot addition and the construction of a 845 square foot addition to the rear of a Non-Contributing Property situated within the Old Town Rockwall (OTR) Historic District, Historic Overlay (HO) District, zoned Single Family 7 (SF-7) District, and take any action necessary. The subject property is located at 405 N. Fannin Street and is further identified as Lot B-1, Lot 122 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas.

Staff Member Ryan Miller presented the case to the board stating:

*The primary structure on the subject property located at 405 N. Fannin Street was constructed in the 1940's and is considered to be a Non-Contributing Property. According to Section 6.2, Historic Overlay (HO) District, of the Unified Development Code any property that is designated as a historical landmark or is wholly or partially located within the Old Town Rockwall (OTR) Historic District is required to receive a Certificate of Appropriateness (COA) for any alteration of an existing structure or the construction of a new structure. Additionally, all properties that are designated as a Contributing Property or that are within 200-feet of a Contributing Property are also required to receive a COA for any alterations to the exterior of the property. In this case the subject property is located within the OTR Historic District and portions of the rear and side yard are contiguous with 105 Olive Street (Bin 303 Restaurant), which is designated as a High Contributing Property.*

*The applicants, Jay and Alison Odom, are requesting a COA for the purpose of demolishing an existing addition to the house in order to construct a new addition in its place. The existing addition is 600 square feet in total size and is located at the rear of the home. The applicants have stated that the foundation on this portion of the house is in disrepair and needs to be removed to maintain the structural integrity of the remaining home. According to Section VI, Demolition Criteria, of the Historic Preservation Guidelines demolition of a structure is permitted if:*

- 1) The building has lost its architectural and historical integrity and importance, and its removal will not result in a negative, less appropriate visual effect on the Historic District; or*
- 2) A structure does not contribute to the historical or architectural character and importance of the Historic District (i.e. Non-Contributing Structure), and its removal will result in a positive, appropriate visual effect on the Historic District; or*

- 3) *There is an imminent threat to the health, safety and welfare to the surrounding residents and/or property because of an unsafe condition that constitutes an emergency.*

*In staff's opinion the applicant's request to demolish the structure is warranted based on the location and visibility of the existing addition, and the subject property's non-contributing status.*

*Additionally, the applicants are requesting a COA for the purpose of constructing an 845 square addition to the primary structure. The addition will be located at the rear of the home in approximately the same location as the existing 600 square foot addition. It will be two (2) stories in height and will only have limited visibility from the front of the subject property. The exterior of the addition will use a wood siding or comparable material that will be similar to the siding used on the primary structure. The proposed construction should aesthetically match the existing home.*

*According to Section 6.2.G.5, Standards of Approval, of Article V, District Development Standards, of the Unified Development Code, the Historic Preservation Advisory Board must approve an application for a COA on a Non-Contributing Structure if it determines that the proposed work is compatible with the Historic District.*

*In this case it is staff's opinion that the applicant's proposed scope of work will not have an adverse impact on the essential character of the Historic District or a negative impact on the adjacent High Contributing Property. If the Historic Preservation Advisory Board chooses to grant the applicant a COA then staff would recommend the following conditions of approval:*

- 1) *The applicant will be required to obtain a building permit from the Building Inspections Department prior to the commencement of any work on the subject property; and*
- 2) *Any construction, building or demolition necessary to complete this request must conform to the requirements set forth by the Unified Development Code, the 2009 International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

The Chairman, Dick Clark, asked if any of the Board Members had any questions for staff.

There being no questions for staff Chairman Clark opened the public hearing and asked if the applicant would like to come forward and address the board. The applicant declined. Chairman Clark then asked if anyone in the audience wanted to come forward and address the board. With no one coming forward Chairman Clark closed the public hearing and opened up the case for discussion amongst the board members. There being no discussion amongst the board member's Chairman Clark asked if there was a motion from the board.

*Board Member David Waller made a motion to approve the Case No. H2013-009 per staff's recommendations.*

*Board Member Patti Canup seconded the motion.*

***The motion was approved by a vote of 5-0.***

Chairman Dick Clark introduced the second public hearing item, Case No. H2013-010, which was a request for a Certificate of Appropriateness (COA) by Charlie and Gina Rickerson for the purpose of rehabilitating a Landmarked Property situated within the Historic Overlay (HO) District, zoned Single Family 7 (SF-7) District, and take any action necessary. The subject property is located at 109 St. Mary Street and is further identified as Lot A, Block 117 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas.

Staff Member Ryan Miller presented the case to the board stating:

*The subject property located at 109 St. Mary's Street was constructed in 1888 by C. B. Carter, the owner of a local lumber mill (the C. B. Carter Lumber Company). The home, known as the Jordan House, was built in the Folk Victorian style of architecture, which incorporated complex woodworking and Victorian adornments on simple folk and farm homes of the late 1800's. On November 17, 2008 the City Council approved the designation of the property at 109 St. Mary's Street as a Landmarked Property.*

*The applicants, Charlie and Ginni Rickerson, are requesting a Certificate of Appropriateness (COA) in order*



to rehabilitate the house. According to the applicants' letter, it is their intent to rehabilitate the structure while maintaining the original craftsmanship of the home. Specifically, they are requesting to remove and replace some the elements that have been added to the house (e.g. windows, doors, etc.) over the years and compromise the historical integrity. A summary of the proposed projects is as follows [for visuals please refer to the attached slides that have been provided by the applicant]:

- ✓ Project 1: Remove the kitchen window and replace it with an existing window from inside the home.
- ✓ Project 2: Remove the door on the second story that leads to the roof with the window removed with Project 1. This window matches the windows adjacent to the door that will be removed.
- ✓ Project 3: Replace the rear door with the door that was removed with Project 2. The rear door is not original to the house; whereas, the door they are replacing it with is original to the house.
- ✓ Project 4: Replace the laundry room door with an existing rear door. The laundry room door is not original to the house; whereas, the door they are replacing it with is original to the house. Additionally, the rear door entry will be closed off using siding that matches the original wood siding and the original transom will remain.
- ✓ Project 5: Remove all screen doors that are not original to the house.
- ✓ Project 6: Restore the posts spandrels, railings, siding, porches, doors, windows, and window screens while maintaining the original design. This will also include painting the exterior of the home.
- ✓ Project 7: Restore the laundry room addition by fixing the hole in the roof and removing the existing siding to use a product that better matches the siding used on the rest of the home.
- ✓ Project 8: Remove the iron railing and replace it with a wood railing. This will include adding railing to the second story wood porch.

In relation to the replacement of doors, windows and other building materials, Section III.C, Building Facades and Materials, of the Historic Preservation Guidelines states that, "(i)n cases where the original exterior façade materials are unavailable, complementary exterior materials may be used." The following are guidelines stated in this section for the replacement of certain materials or building elements:

- 1) All exterior wood and masonry materials and their use should be compatible to the style and period of the building or structure.
- 2) The existing building facade materials on a building should be respected and not be changed or concealed by the introduction of a different material.
- 3) When the existing facade materials are not the original type, then materials may be replaced with, or returned to the original type.
- 4) Exterior building columns should be of a style and materials typical of the period and style of the building.
- 5) All new chimneys should be of a style, proportion and materials compatible with the period and style of the building. Any new construction or additions should not conceal or destroy existing chimneys.
- 6) Materials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures.
- 7) The overall relationship of the size, width, height and number of doors and windows on the exterior building facades should be typical of the style and period of the structure. These elements should be proportionally balanced, sized and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings or structures.
- 8) Storm doors and storm windows are permitted so long as they do not damage or conceal significant features and are visually compatible in size, style and color with the structure. Finishes or should be consistent with the historical materials of the property.

- 9) *Metal and corrugated or slatted plastic awnings are not permitted except where these awnings are a historical feature of the property. The shape, size and color of awnings shall be compatible with the structure and not conceal or damage any significant architectural details.*

*It is staff's opinion that the majority of the elements the applicants are proposing to remove or replace are not original to the house and detract from the historic nature of the architecture of the home and should be removed. For example, the screen doors that were added are not historical in nature and conceal some of the original doors that show the character of the structure. Additionally, it should be noted that the applicants' goal is to maintain the historic presence of the home, and have demonstrated a willingness to reuse existing windows, doors and other building materials to achieve this goal. In cases where materials are not original to the home (i.e. the railings and posts) the applicants have proposed to adhere to the above mentioned guidelines and are proposing elements that are representative of the time period in which the home was constructed. For these reasons staff supports the applicant's request.*

*Since the applicant is proposing work that will improve, restore and maintain the original aesthetic of the home and will not visibly impair the historic nature of the subject property or the adjacent properties, staff supports the applicant's request for a COA pending conformance with the following conditions of approval:*

- 1) *The applicant will be required to obtain a building permit from the Building Inspections Department prior to the commencement of any work on the subject property; and*
- 2) *Any construction, building or demolition necessary to complete this request must conform to the requirements set forth by the Unified Development Code, the 2009 International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

The Chairman, Dick Clark, asked if any of the Board Members had any questions for staff.

Board Member Mike Mishler made a comment that he did not realize this house existed until this case came forward. Additionally, he thinks the house is a great asset to the City and is happy to see someone coming forward to restore it.

Chairman Clark agreed.

There being no questions for staff Chairman Clark opened the public hearing and asked if the applicant would like to come forward.

Charlie Rickerson  
109 St. Mary Street  
Rockwall, TX 75087

Board Member Michael Keegan requested a clarification of the request.

Mr. Rickerson stated that it was their purpose to rehabilitate and restore the house for his family.

There being no further questions for the applicant he was excused. Chairman Clark then asked if anyone in the audience wanted to come forward and address the board. With no one coming forward Chairman Clark closed the public hearing and opened up the case for discussion amongst the board members. There being no discussion amongst the board member's Chairman Clark asked if there was a motion from the board.

*Board Member David Waller made a motion to approve the Case No. H2013-010 per staff's recommendations.*

*Board Member Michael Keegan seconded the motion.*

***The motion was approved by a vote of 5-0.***

#### IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:18 PM.

**PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE  
CITY OF ROCKWALL, TEXAS, THIS THE 19<sup>TH</sup> DAY OF SEPTEMBER, 2013.**

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**DICK CLARK, CHAIRMAN**

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**ATTEST**