

**MINUTES**  
**HISTORIC PRESERVATION ADVISORY BOARD MEETING**  
**IN THE CITY COUNCIL CHAMBERS AT CITY HALL**  
**385 S. GOLIAD STREET, ROCKWALL, TEXAS**  
**January 21, 2016**

**I. CALL TO ORDER**

The meeting was called to order by Chairman Tina Rowe at 6:04 p.m. Board members present were Carolyn Francisco, Daniel Nichols, Dick Clark. Board members absent were Mike Mishler and two (2) vacant seats. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, and Planning Coordinator, Laura Morales.

**II. CONSENT AGENDA ITEMS**

- 1) Approval of Minutes for the November 19, 2015 Historic Preservation Advisory Board meeting.

Board member Dick Clark made motion to approve the consent agenda. Board member Nichols seconded the motion, which passed by a vote of 4-0, with Board member Mike Mishler absent and two vacant seats.

**III. PUBLIC HEARING ITEMS**

- 2) **H2016-001**

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from Zach Teer on behalf of the owner Michele M. Wyckoff to allow for the addition of an attached garage for a Non-Contributing Property situated within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO) District, and zoned Single Family Residential (SF-7) District. The subject property is located at 507 Munson Street and is further identified as Lot 13, Dawson Addition, City of Rockwall, and Rockwall County, Texas.

Senior Planner, David Gonzales, gave brief description of item stating the subject property is located at 507 Munson Street between Tyler Street and Clark Street. The property is considered a non-contributing property and it is approximately 1,020 square feet based on the Rockwall Central Appraisal District. It is an "L" plan type of structure it is considered a minimal traditional home. The applicant is requesting to have an attached garage on the east side of the home and will be a 10x34 340 square feet structure incorporating Hardi siding for the exterior and a pitched roof system, matching the exiting home. Based on the proposed request, the applicant's intent is in keeping with the historical characteristics of the neighborhood, will not negatively impact the overall historical aesthetics of the district or the integrity of the adjacent historic properties.

Mr. Gonzales added staff was available for questions, and applicant was present as well.

Chairman Rowe asked Board for questions.

Commissioner Clark asked if there was a rendering of what the garage will look like in the property. Mr. Gonzales provided a picture showing garage will be on the east side of the home.

Board member Nichols asked what year the tax rolls show the house to have been built. Mr. Gonzales stated it was considered to have been built in 1985 and is one of the reasons it is considered a non-contributing property because it does not meet the age criteria.

Chairman Rowe opened the public hearing and asked the applicant to come forward.

**Zach Teer  
100 Margaret  
Royce City, TX**

**Mr. Teer came forward and added when garage is complete they will also be adding a partial concrete driveway which will be another improvement.**

**Chairman Rowe asked reason why only a partial concrete driveway will be added. Mr. Teer stated the homeowner has fund restrictions to all she wants added, therefore financially only a partial driveway can be done. It will be about 3 foot back from the street.**

**Chairman Rowe asked if there was anyone in the audience who would like to speak, there being no one indicating such; Chairman Rowe closed the public hearing and brought the item back to the Board for discussion.**

**Board member Carolyn Francisco made motion to approve Certificate of Appropriateness. Board member Clark seconded the motion which passed by a vote of 4-0 with Board member Mike Mishler absent and two vacant seats.**

**3) H2016-002**

**Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from Jay and Alison Odom to allow for the replacement of a roof for a Non-Contributing Property situated within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO) District, and zoned Single Family Residential (SF-7) District. The subject property is located at 503 N. Fannin Street and is further identified as B. F. Boydston, Block 122, Lot A, City of Rockwall, and Rockwall County, Texas.**

**Senior Planner, David Gonzales, gave brief explanation of request stating property is located at 503 N. Fannin and the applicant came before the Historic Preservation Advisory Board in November of 2015 and was granted a Certificate of Appropriateness to allow for the replacement of the brick from the exterior of the home with Hardiboard siding. This was due to repair of the foundation of the home as it was being leveled, causing the brick to fall. With this project nearing completion, the applicant is now requesting to replace the existing shingled roof with a metal roof.**

**Mr. Gonzales added that metal roofs exist within the historic district and have been approved in the past by the HPAB. For example, 601 Kernodle was approved in February 2015 for a standing seam metal roof. Although not yet constructed, there is precedence to allow for alternative roof materials within the Historic District. As with the previous COA request, the applicant's intent is in keeping with the historical characteristics of the neighborhood will not negatively impact the overall historical aesthetics of the district or the integrity of the adjacent properties.**

**Mr. Gonzales stated staff does recommend request and is available for questions, and added that the applicant was not present.**

**Chairman Rowe asked for questions for staff from the Board.**

**Board member Nichols asked what color it will be. Mr. Gonzales stated it will be a shade of gray that will blend with the exterior of the home and also provided a picture of what applicant provided as an example of color.**

**Board member Nichols asked if it was known what contractors would be doing the work, would it be the current ones working on the ongoing project. Mr. Gonzales stated he did not know who the contractors would be but added that a permit would have to be issued for the work and the Building Inspections Department would make sure it is a licensed contractor.**

**Board member Nichols asked if the new roof would be matching the detached garage that is on the property. Mr. Gonzales stated he does not have a permit showing what they are going to do, but construction work is being done on both properties, therefor the assumption can be made that the**

roof on the detached garage will be replaced as well. Board member Nichols stated that would be a contributing factor on whether or not COA was granted.

Board member Clark asked if that stipulation could be added in the motion. Planning Director, Ryan Miller stated that rather than doing that, if the question of whether or not the detached garage will be re-roofed to match the new one is a contributing factor to pass the item, what can be done is to table the item until the next scheduled meeting and ask the applicants to be present to answer that question.

Board member Nichols stated he feels that is the better option as the detached garage does face Hwy 66 and that is what is seen as you drive by the property.

Board member Nichols made motion to table the item, until it can be confirmed that detached garage will match the new roof. Board member Clark seconded the motion which passed by a vote of 6-0, with Board member Mishler absent and two vacant seats.

#### **IV. DISCUSSION ITEMS**

- 4) Update from the HPO on ongoing projects.
  - i) Preserve America Signage
  - ii) Local and National Recognition of the Historic Downtown Courthouse
  - iii) Survey of Historic Places/Events
  - iv) Survey of the Historic District
  - v) Historic Resources Survey (*Grant Application*)
  - vi) Reporting to the Certified Local Government (CLG) Program

Planning Director, Ryan Miller, gave brief summary of the ongoing projects stating that in the previous meeting it was discussed that the Preserve America signage was in the process of being approved by TX Dot, that was approved and the City Engineer has said that sign is up on Hwy 66 and it will be seen as you come across the bridge into the City. With regard to the ongoing applications to the THC staff still has the National Recognition for the Downtown Historic Courthouse, the survey of historic places and events, and the survey of the Historic District all of which will be put on hold until the department is fully staffed.

Mr. Miller further noted that in regard to the Historic Survey Grant application, staff requested matching funding to do a survey of the District staff should have information on that on the 28<sup>th</sup> and 29<sup>th</sup> of January from the Texas Historic Commission.

Mr. Miller went on to state that concerning the reporting to the Certified Local Government Program, staff submitted the report and met all the qualifications for the year. Mr. Miller also added there would be a training course available for the Board to attend on January 30<sup>th</sup> in Plano and an email was sent with the information to the Board to offer the opportunity for additional training.

The Board had no discussion concerning this agenda item.

#### **V. ADJOURNMENT**

The meeting adjourned at 6:28 p.m.

**MINUTES**  
**HISTORIC PRESERVATION ADVISORY BOARD MEETING**  
**IN THE CITY COUNCIL CHAMBERS AT CITY HALL**  
**385 S. GOLIAD STREET, ROCKWALL, TEXAS**  
February 18, 2016

**I. CALL TO ORDER**

The meeting was called to order by Chairman Tina Rowe at 6:12 p.m. Board members present were Daniel Nichols, Dick Clark, Beverly Bowlin, Mike Mishler and Jay Odom. Absent was Carolyn Francisco. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks and Planning Coordinator, Laura Morales.

**II. CONSENT AGENDA ITEMS**

- 1) Approval of Minutes for the *January 21, 2016* Historic Preservation Advisory Board meeting.

Board member Dick Clark made motion to approve the consent agenda. Board member Daniel Nichols seconded the motion which passed by a vote of 6-0, with Board member Carolyn Francisco absent.

**III. PUBLIC HEARING ITEMS**

- 2) H2016-002

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from Jay and Alison Odom to allow for the replacement of a roof for a Non-Contributing Property situated within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO) District, and zoned Single Family Residential (SF-7) District. The subject property is located at 503 N. Fannin Street and is further identified as B. F. Boydston, Block 122, Lot A, City of Rockwall, and Rockwall County, Texas.

Senior Planner, David Gonzales, gave brief summary of request and reminded the Board this case came before the Board in last month's meeting but was tabled due to a question needing to be answered by the applicants who were not present concerning whether or not the garage would have the roof replaced as well and if so, would it be with the same material. Mr. Gonzales further noted that the request for the metal roof is not uncharacteristic for the area, as there are neighboring properties with the same roof. After speaking with the applicants, it was clarified that garage will be replaced as well and with same materials. Mr. Gonzales stated staff does support the request and the applicant is present for answers.

Chairman Rowe opened the public hearing and asked the applicant to come forward.

Allison Odom  
405 N. Fannin  
Rockwall, TX

Ms. Odom came forward and stated that all three structures that are on the subject property will have the roofs replaced.

Chairman Rowe asked the audience if there was anyone wishing to speak, there being no one indicating such Chairman Renfro closed the public hearing and brought the item back to the Board for discussion.

Board member Daniel Nichols made motion to approve the item. Board member Mishler seconded the motion, which passed by a vote of 5-0, with Board member Jay Odom abstaining and Board member Francisco absent.

#### IV. DISCUSSION ITEMS

- 3) Update from the HPO on ongoing projects.
  - i) Preserve America Signage
  - ii) Local and National Recognition of the Historic Downtown Courthouse
  - iii) Survey of Historic Places/Events
  - iv) Survey of the Historic District
  - v) Historic Resources Survey (*Grant Application*)
  - vi) Reporting to the Certified Local Government (CLG) Program

Planning Director, Ryan Miller, gave brief summary of the ongoing projects stating a letter was provided to the Board that was received from the Texas Historical Commission confirming that the grant was given to the City to survey the Districts. Mr. Gonzales is currently working on a list of possible consultants, and once a consultant is chosen it will be brought to the Board with the plans on proceeding with the project.

Mr. Miller also pointed out the Board member Carolyn Francisco asked for the Board to be provided with the Secretary of the Interior Standards for Rehabilitation after having attended the training session that she attended as they may be helpful guidelines for the Board members to read through.

Mr. Miller also welcomed two new Board members, Jay Odom and Beverly Bowlin as well as Planning and Zoning Departments new Planner Korey Brooks.

#### V. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:27 PM.

**PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD  
OF THE CITY OF ROCKWALL, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.**

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*TINA ROWE, CHAIRMAN*

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*ATTEST: LAURA MORALES, PLANNING COORDINATOR*

**MINUTES**  
**HISTORIC PRESERVATION ADVISORY BOARD MEETING**  
**IN THE CITY COUNCIL CHAMBERS AT CITY HALL**  
**385 S. GOLIAD STREET, ROCKWALL, TEXAS**  
**March 7, 2016**

**I. CALL TO ORDER**

The meeting was called to order by Chairman Dick Clark at 6:03 p.m. Board members present were Daniel Nichols, Dick Clark, Beverly Bowlin, Mike Mishler and Jay Odom, and Carolyn Francisco. Absent was Chairman Tina Rowe. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks and Planning Coordinator, Laura Morales.

Vice-Chairman Dick Clark made advised Chair Tina Rowe was absent and would be filling in her place.

**II. CONSENT AGENDA ITEMS**

- 1) **Approval of Minutes for the February 18, 2016 Historic Preservation Advisory Board meeting.**

Board member Nichols made motion to approve the consent agenda. Board member Odom seconded the motion, which passed by a vote of 6-0, with Chairman Rowe absent.

**III. PUBLIC HEARING ITEMS**

- 2) **Building Permit Waiver and Reduction Program**

Discuss and consider recommending approval of a resolution establishing a *Building Permit Wavier and Reduction Program* for the purpose of promoting and incentivizing development and redevelopment of commercial and residential properties within the City's Historic Districts.

Planning Director, Ryan Miller gave the Board a brief rundown of the item and turned it over to Korey Brooks the new Planner as he is the one that has been doing the majority of the research.

Planner, Korey Brooks, gave brief explanation or item explaining that On March 7, 2016, the City Council approved an ordinance repealing the Structure Tax Preservation Program that was previously approved under Ordinance No. 03-28. Prior to taking this action, the City Council held a work session to explore alternatives to the program that could be implemented and administered by the Historic Preservation Advisory Board. At this work session, the City Council directed staff to prepare a resolution establishing a Building Permit Waiver and Reduction Program. The purpose of this program is to incentivize development/redevelopment within the City's historic districts by allowing the Historic Preservation Advisory Board to reduce or waive building permit fees for certain projects on eligible properties.

Mr. Brooks went on to explain how the program would work stating that the City Council has established the Building Permit Waiver and Reduction Program for eligible for properties located within the City's Historic Districts for the purpose of incentivizing development and redevelopment within these districts. The program will be administered by the City's Historic Preservation Advisory Board (HPAB) under the direction of the Planning and Zoning Department of the City of Rockwall. The Building Permit Waiver and Reduction Program is eligible for commercial properties located within the Old Town Rockwall Historic District, Planned Development District 50 (PD-50), the Southside Residential Neighborhood Overlay District, and the Downtown District are eligible for a 50% reduction in building permit fees for projects that include a substantial rehabilitation involving a minimum investment of \$50,000.00 that involves work that changes the use of the property or includes an addition, alteration or change that necessitates accessibility requirements to be met. New development projects shall not be eligible for fee reductions or waivers. Also, Landmarked Properties will be eligible for a full waiver of building permit fees for projects that include a substantial rehabilitation involving a minimum investment of \$25,000.00 that involves work that

changes the use of the property or includes an addition, alteration or change that necessitates accessibility requirements to be met and to be eligible for the program, a project must include exterior improvements. Interior work may be included in the overall permitting cost; however, exterior improvements of a substantial nature are required.

Mr. Brooks went on to explain that residential properties located within the Old Town Rockwall Historic District or the Southside Residential Neighborhood Overlay District are eligible for a 50% reduction or a full waiver of building permit fees for projects involving a minimum investment of \$5,000.00 that are associated with the rehabilitation or restoration of a property. New development projects would not be eligible for fee reductions or waivers. Properties classified as Non-Contributing will be eligible for a 50% reduction of the require building permit fees sand properties classified as Contributing will be eligible for a full waiver of building permit fees and to be eligible for the program, a project must include exterior improvements. Interior work may be included in the overall permitting cost; however, exterior improvements of a substantial nature are required.

Mr. Brooks further explained that all applications must be submitted to City staff in accordance with the Historic Preservation Advisory Board's submittal deadlines prior to or concurrently with the submittal of a building permit. Once a building permit has been issued for a project, that project is no longer eligible for the program. The HPAB may review the application concurrently with a building permit submittal; however, no building permit can be issued while a program application is in process. The HPAB has the ability to approve, deny or modify a request at their discretion. A complete application for the program will consist of the application form, a list of all improvements associated with the project, and any additional information deemed necessary for the HPAB to make a determination. It shall be the Planning and Zoning Department's policy not to accept incomplete applications.

Board member Bowlin asked what the difference was between contributing and non-contributing properties was. Planning Director, Ryan Miller explained contributing properties are historically significant; there are also landmark properties that are outside of the district. Non-contributing is within the district but they do not add any historical value. It is expected to change with the new survey as the last one was done in 1999.

Board member Nichols asked if applications would be accepted before or after money is available. Mr. Miller stated staff would not accept applications until the funds are available.

Board member Clark asked who would develop the standards for the programs for the grant and for the waiver. Mr. Miller stated staff has developed those and the resolutions included in the Boards packets.

Board member Clark asked how much in the past have waivers that have come into the City budget how much do those fees in past years amount to. Mr. Miller stated there were no numbers ran as far as how it would affect revenue.

Board member Nichols asked is there any thought of notification to property owners to make them aware of incentive program if it is approved. Mr. Miller stated there would not be a mailing out.

Board member Mike Mishler made motion to approve Board member Carolyn Francisco seconded the motion to pass the action item, which passed by a vote of 6-1, with Chairman Tina Rowe absent.

### 3) **Small Matching Grants Program**

Discuss and consider recommending approval of a resolution establishing a *Small Neighborhood Matching Grants Program* for the purpose of funding various beautification and improvement projects for residential properties within the City's Historic Districts.

Planner, Korey Brooks gave explanation of item starting with the purpose stating that the City Council has established the Small Matching Grants Program for eligible for properties located within the City's Historic Districts for the purpose of encouraging small improvement and beautification projects. The program will be administered by the City's Historic Preservation Advisory Board under the direction of the Planning and Zoning Department of the City of Rockwall. The Small

Neighborhood Matching Grants Program is eligible for the properties residential properties located within the Old Town Rockwall Historic District or the Southside Residential Neighborhood Overlay District is eligible for the program. The programs shall provide matching funds up to 50% of the total project cost. Properties classified as Non-Contributing shall be eligible for a total grant amount up to \$500.00, properties classified as Contributing (i.e. High, Medium or Low Contributing) or as a Landmarked Property shall be eligible for a grant amount up to \$1,000.00 regardless of a properties status no matching grant shall be approved for an amount of less than \$100.00. Only projects proposing improvements to the exterior of a property that will be visible from the street shall be eligible for the program. Examples of these projects include but are not limited to landscaping, painting, replacement of windows, replacement of sidewalks and/or driveways, and etcetera.

Mr. Brooks went on to explain that all applications must be submitted to City staff in accordance with the Historic Preservation Advisory Board's submittal deadlines prior to the commencement of the proposed project. Once a project has commenced, that project or the portion of project that has commenced will no longer be eligible for grant monies. The HPAB has the ability to approve, deny or modify a request at their discretion. A complete application for the program will consist of the application form, and a list of all improvements associated with the project, as well as any additional information deemed necessary for the HPAB to make a determination. It shall be the Planning and Zoning Department's policy not to accept incomplete applications. Once receipt of a completed application, City staff will process the request, verify that the improvements have not commenced, and prepare a memorandum to the Historic Preservation Advisory Board outlining the request. Within 60 days of the receipt of an application, the HPAB shall take action to approve, deny or modify a request based on the requirements of this resolution. Upon action by the HPAB work may commence on the proposed project.

Once a proposed project has been completed, the applicant will be required to submit a sworn statement of completion acknowledging that the project has been completed in accordance with the application submitted and approved by the HPAB. In addition, the applicant will be required to submit all receipts for the cost of the project. Within 15 days of the receipt of the sworn statement of completion, City staff shall verify that the improvements have been completed as required by the HPAB and document the improvements for the City's records. If the improvements have been completed as approved, staff will issue a check request in the applicant's name to the Finance Department for half the amount depicted on the receipts up to the full amount approved by the HPAB.

Mr. Brooks went on to explain that the Small Neighborhood Matching Grants Program will commence on the first day of the fiscal budgeting year and continue on an annual basis until all funds have been allocated. Staff has also drafted a resolution enacting the program that will be considered by the City Council at their regularly scheduled meeting on March 21, 2016, upon a recommendation by the Historic Preservation Advisory Board. This program cannot officially be enacted without the City Council allocating funding in the next fiscal budget cycle.

Board member Daniel Nichols made a motion to pass the action item. Board member Carolyn Francisco seconded the motion which passed by a vote of 6-0, with Chairman Rowe absent.

#### **IV. DISCUSSION ITEMS**

- 4) Update from the HPO on ongoing projects.
  - i) National Recognition of the Historic Downtown Courthouse
  - ii) Survey of Historic Places/Events
  - iii) Historic District Resource Survey

Planning Director, Ryan Miller, gave brief summary of the ongoing projects concerning the National Recognition of the Historic Downtown Courthouse staff is still in the process of compiling and preparing the required information to make an application submittal to the Texas Historic Commission. In regards to the Survey of Historic Places/Events, no action has been taken by staff



since our last update at the previous meeting. Concerning the Historic District Resource Survey, staff has recently sent out a Request for Qualifications for this project. The RFQ process is scheduled to end at the end of this month and once a consultant has been selected staff will brief the board on the next steps in the process.

No discussion took place concerning this agenda item.

## V. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:30 PM.

**PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD  
OF THE CITY OF ROCKWALL, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.**

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*TINA ROWE, CHAIRMAN*

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*ATTEST: LAURA MORALES, PLANNING COORDINATOR*

# MINUTES

## HISTORIC PRESERVATION ADVISORY BOARD MEETING IN THE CITY COUNCIL CHAMBERS AT CITY HALL 385 S. GOLIAD STREET, ROCKWALL, TEXAS May 19, 2016

### I. CALL TO ORDER

The meeting was called to order by Board member Daniel Nichols at 6:02 p.m. and it was noted Chairman Tina Rowe was absent. Board members present were Beverly Bowlin, Jay Odom, and Carolyn Francisco. Board members absent were Mike Mishler and Dick Clark. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks and Planning Coordinator, Laura Morales.

Board member Francisco made motion to pass the consent agenda. Board member Bowlin seconded the motion which passed by a vote of 4-0, with Board members Rowe, Clark and Mishler absent.

### II. CONSENT AGENDA ITEMS

- 1) Approval of Minutes for the March 17, 2016 Historic Preservation Advisory Board meeting.

Board member Francisco made motion to pass the consent agenda. Board member Bowlin seconded the motion which passed by a vote of 4-0, with Board members Rowe, Clark and Mishler absent.

### III. ACTION ITEMS

- 2) H2016-003- Hold a public hearing to discuss and consider a request for a Building Permit Fee Waiver/Reduction from Barbara Criswell for a property situated within Planned Development 50 (PD-50) District within the North Goliad Corridor Overlay (NGC OV) District, and zoned Residential Office (RO) District. The subject property is located at 602 N. Goliad Street and is further identified as Barnes, Lot 2, City of Rockwall, and Rockwall County, Texas.

Planner, Korey Brooks gave brief explanation of item stating that in March of this year the City Council approved a resolution that established the building permit waiver reduction program. The purpose of this program is to incentivize re-development and development in the City's Historic District. The program will allow the HPAB to reduce or waive building permit fees for certain projects on eligible properties, and is available for all commercial properties located within the Old Town Rockwall District, PD-50, and Southside Residential Overlay District, as well as the Downtown District. The program is also available to residential properties located within the Old Town Rockwall District, Old Town Historic District, and Southside Residential Overlay District. The subject property is located at 602 N. Goliad Street and is in PD-50. Currently the applicant is remodeling the property for the purpose of housing Grace Clinic which is a clinic that provides primary healthcare and education services to the community regardless of ability to pay.

Mr. Brooks went on to explain that while the exterior of the home is intact, the applicant will be replacing all of the drywall, flooring, windows, new bathrooms with fixtures, exterior paint and a new roof and eventually she will also be installing a concrete driveway and parking spaces. The subject property is a medium contributing property; therefore, it is eligible for a 50% reduction of building permit fees for any project that includes a substantial rehabilitation involving a minimum investment of \$5,000. Based on the applicant's request the estimated valuation of the rehabilitation will be \$45,000 and the permit fees would be approximately \$600.00 and the applicant would be eligible for a reduction of approximately \$300.00 in permit fees if the Historic Preservation Advisory Board approves the request.

Mr. Brooks further noted that he has provided the Board with a scope of the project, pictures showing the home in its current condition, as well as an asbestos report in their packets. He stated

the applicant was present and available for questions as well as staff. Board member Nichols asked the applicant to come forward.

Barbara Criswell  
1890 Avonlea Drive  
Rockwall, TX

Ms. Criswell came forward.

Board member Bowlin asked who will be manning the clinic and housing it, as it only says it is Grace Clinic.

Ms. Criswell stated it will be housed by Grace Clinic, Dr. Stephen Gray is the voluntary doctor and he is also on the Board of Directors as well as David Smith. It is a charity clinic that had been meeting at the Hispanic church on Boydston and the church needed the space so they were without a home. Ms. Criswell went on to explain that she owns several properties that her husband left her most of which are in disrepair. David Smith approached her, knowing she owned several properties and suggested that she may want to donate her home as a future home for the clinic. She stated she has been embarrassed at the unsightly properties on Goliad and had now that the property has been left to her she has control of taking care of it and feels it would make a good home for the clinic. They would be residing there and they only see patients in the evening, they may at some point loan it or rent it out to Lake Point Hospital to use for education or conferences. But primarily it will be used on the evenings, there is currently only one doctor and that limits them to what they can do.

Ms. Criswell went on to state she feels they are a great organization and she would like the property to be viable and look once again as it did when it was first constructed and fit with the properties in the area that have been redone. She believed it had a small asbestos issue but was not aware it was that severe and that is why it had to be gutted. She has committed to that much money to do it; the rest will be thru volunteers because the clinic itself has a lot of community support that are ready to move forward with this project.

Board member Nichols expressed liking the project and stated it is what he'd hoped the incentive program would accomplish it is an improvement in the area.

Board member Francisco made motion to approve. Board member Odom seconded the motion which passed by a vote of 4-0, with Board members Rowe, Clark and Mishler absent.

#### IV. DISCUSSION ITEMS

##### 3) Historic District Resources Survey

Senior Planner, David Gonzales, gave brief update of the item stating the historic survey is something that the City has been working on for some time, and it appears it is coming to fruition. Staff submitted for a \$5,000 grant in November 2015 that took a few months for that process to go thru as there were quite a few applicants that went thru to the State, but the City was awarded one of the grants. Once the grant was awarded the next step was the picking of the professional group that would be able to work and provide some of the more detailed historic aspects of the survey and has included in the Boards packets the request for qualifications from the group that staff chose after looking at their proposal. The group is Hardy-Heck and Moore out of Austin they have done quite a few of this type surveys and are familiar with the Texas Historical Commission and the requirements that are involved. The contract has been received back from them and staff will get that to the Texas Historical Commission for final approval and be able to move forward with the project. The project is generally slated for completion in about 18 months. There are some things that staff still has to do on their end a survey done in 1999 and therefore have some assets that will be made available to Hardy Heck and Moore for them to evaluate those and be able to do their re-evaluation of the Historic District itself.

Mr. Gonzales went on to state that based on what the group has given staff, being that the Texas Historical Commission wants to have the project completed by September 2017, Hardy Heck and Moore feel confident they can have it done within a 12 month period. Their scope of work indicates

it will be completed by May 2017. Staff is required to give updates to the Texas Historical Commission and when those are available staff will provide the Board with those as well. Mr. Gonzales stated himself and staff is available for questions.

No discussion took place concerning this agenda item.

4) Update from the HPO on ongoing projects.

- i) National Recognition of the Historic Downtown Courthouse
- ii) Survey of Historic Places/Events
- iii) Historic District Resource Survey

Planning Director, Ryan Miller, gave brief summary of the ongoing projects, stating staff is planning on beginning the process of starting to prepare the National Recognition for the Downtown Historic Courthouse, and it had been delayed somewhat due to the influx of development cases recently that has taken a lot of time, but are looking at starting that this summer. Also, staff is still in the process of looking at the survey of historic places and events and is still putting those together for the Board.

Mr. Miller further added that Board member Francisco shared some information concerning the Bankhead Highway and staff will look into doing some signage to let people know where that highway is located and where it ran through Rockwall when it was more active than it is today. That will possibly be brought to the Board at the next meeting.

No further discussion took place concerning this agenda item.

## V. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:17 PM.

**PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD  
OF THE CITY OF ROCKWALL, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.**

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*TINA ROWE, CHAIRMAN*

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*ATTEST: LAURA MORALES, PLANNING COORDINATOR*

**MINUTES**  
**HISTORIC PRESERVATION ADVISORY BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**June 16, 2016**  
**6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order by Board member Daniel Nichols at 6:00 p.m. Board members present were Daniel Nichols, Dick Clark, Beverly Bowlin, and Jay Odom. Absent were Board members Carolyn Francisco, Mike Mishler and on vacant seat. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks and Planning Coordinator, Laura Morales

II. CONSENT AGENDA

- 1) Approval of Minutes for the May 19, 2016 Historic Preservation Advisory Board meeting.

**Board member Clark made a motion to approve the consent agenda. Board member Bowlin seconded the motion which passed by a vote of 4-0, with Board members Francisco and Mishler absent, and one vacant seat.**

III. PUBLIC HEARING ITEMS

- 2) H2016-004

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from Jim and Peggy Ricketts to allow for the renovation and expansion of a *High Contributing Property* located within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO) District, and zoned Single Family 7 (SF-7) District. The subject property is located at 401 N. Fannin Street and is further identified as Lot C, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas.

**Planner, Korey Brooks, gave brief summary of item stating the subject property is located at 401 N. Fannin on the east side of the intersection of Olive Street and N. Fannin Street. The applicant is proposing to renovate and expand their existing home and garage. Currently the property is recognized as a High Contributing Property which indicates that it has highly significant architectural and/or historical characteristics. The home is approximately 2,115 sq. ft., and based on the Rockwall Central Appraisal District records, and is considered to have been constructed in 1905. The applicant is requesting a Certificate of Appropriateness to allow for the renovation and the expansion of their home. The applicant is proposing to 1) remove two bay windows, 2) replace the vinyl siding with hardy board planks, 3) expand the current kitchen, 4) add square footage on the west side of the house for a pantry, utility room, and a mud room, 5) enlarge the living room, 6) enlarge the second floor to include two bedrooms, a playroom, a bathroom, and a porch, and 7) add square footage on the northeast side of the house for a new master bedroom suite. In addition to the renovation and expansion of the home, the applicant is proposing to renovate the existing detached garage, adding a second floor and add a dormer window to the garage.**

**Mr. Brooks went on to state that according to the Unified Development Code, a contributing structure is 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 of two different criteria 1) it was present during the period of significance and possesses historical integrity reflecting its character at that time or is capable of yielding important information about the period or 2)it independently meets the National Register criteria. Additionally the Unified Development Code states that the Historic Preservation Advisory Board must approve the application for a certificate of appropriateness if it determines that the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in the Unified Development Code.**

Mr. Brooks further explained that there is certain criteria for any renovations that must be met according to the UDC and those are that all exterior wood and masonry materials and their use should be compatible to the style and period of the building or structure, the existing building facade materials on a building should be respected and not be changed or concealed by the introduction of a different material, and when the existing facade materials are not the original type, then materials may be replaced with, or returned to the original type, and lastly that 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. Based on the on the applicant's proposed scope of work and the contributing nature of the subject property, the approval of the proposed Certificate of Appropriateness is a discretionary decision for the Historic Preservation Advisory Board.

Mr. Korey stated he was available for questions as well as his applicant which is present.

Board member Daniel Nichols opened the public hearing and asked anyone who wished to speak to come forward, there being no one indicating such, the applicant was asked to come forward.

Jim Ricketts  
401 N. Fannin St.  
Rockwall, TX

Board member Bowlin asked what the total square footage will be when the renovation is complete. Mr. Ricketts stated the total square footage will be around 5,500 square feet but that is not including the porches and covered areas, it will be double the home of what it is currently. Mr. Ricketts pointed out that there is a discrepancy with the square footage that was stated by Mr. Brooks as being 2,115 square feet; they actually have it down as 2,500 square feet.

Board member Nichols made mention of the pictures the second floor showed to be a little short and asked if the renovation plan would increase the roof line to make that second floor an 8 or 19 foot ceiling. Mr. Ricketts stated that the second floor is not really made for a second floor, it was added at some point therefore they will need to come in and put the proper floor joist which will be about 10 to 12 inches it is currently at about 6 inches. In order to get the ceiling height it will be necessary to do an additional 7 feet.

Board member Nichols asked what the ceiling height of the second floor of the new building will be with the added 7 feet. Mr. Ricketts stated that he believes it would be 9 feet but would have to look at the plans to be certain.

Board member Clark asked if the applicants are working with an architect for the renovations. Mr. Ricketts stated the drawings they have were written up by an architect. Board member Clark asked if they were taking into consideration the way the existing houses were built originally back in 1905 to reflect that time period. Mr. Ricketts stated they would be doing so and added that the front of the house will be staying as it is, will be widened a little bit and the second floor put in the back of the house. The addition of the master suite will be in the backyard essentially and will not be seen from the front of the house.

Board member Nichols asked if the existing railing on the home would it be continued or would there be no railing. Mr. Ricketts they would continue the railing.

Board member Odom expressed liking that, although the square footage of the home will multiply, the actual look of the house will appear to remain the same.

Board member Nichols stated that although it looks to be beautiful, he expressed concern of losing the original essence of the property with this heavy of a remodel.

General discussion took place concerning lot size of neighboring properties of the subject property and the natural progression as well as benefits that takes place with renovations such as these that contribute to the area.

Board member Nichols asked if the picket fence in the front of the house would be kept. Mr. Rickets stated they were not sure of that at this time but would not have an issue in keeping it.

Board member Clark asked if there was any concern with the builder having trouble accessing the type of material that will be needed to keep the same look of the neighborhood. Mr. Rickets stated there should not be a problem accessing the material needed

Board member Nichols asked for further questions from the Commission or the applicant.

Mr. Rickets stated his intent of the request is to improve the look of the house and make it more livable for his family, not change the historic look of the neighborhood.

Board member Nichols closed the public hearing and brought the item back to the Board for discussion.

Board member Odom made a motion to pass the item with staff recommendations. Board member Clark seconded the motion which by a vote of 3-1, with Board member Nichols dissenting, Board members Francisco and Mishler absent, and one vacant seat.

#### IV. ACTION ITEMS

##### 3) Election of a Chair and Vice Chair

Discuss and consider the election of a chair and vice chair in accordance with Section 12, *Historic Preservation Advisory Board*, Article II, *Authority and Administrative Procedures*, of the Unified Development Code.

Board member Clark made motion to elect Board member Nichols as Chairman of the Board. Commissioner Odom seconded the motion which passed by a vote of 4-0, with Board members Francisco and Mishler absent, as well as one vacant seat.

##### 4) Bankhead Highway Recognition Signage

Discuss and consider adopting a sign standard and signage location for the purpose of recognizing the historic Bankhead Highway.

Senior Planner, David Gonzales, gave summary of the Bankhead Highway stating it was the first intercontinental highway which stemmed from Washington D.C. to San Diego and it was a culmination of many efforts one of which was Senator Bankhead whom it was named after. Approximately 850 miles of it ran through Texas through Texarkana and terminating in El Paso and also ran through the Historical District in Rockwall. It is a historic highway that has a few different names one that is referred to the most is State Highway 1.

Mr. Gonzales went on to explain that the group that is doing the City's survey, Hardy Heck and Moore, were the ones that did the survey of Bankhead Highway for the Texas Historical Commission and that is one of the reasons they wanted to be part of the City's survey as they were already familiar with Rockwall. The reason this is being brought to the Board is staff is looking for direction from the Historic Board to decide if they would like for there to be signage displayed. The Texas Department of Transportation is who provide the signage and they worked with the Texas Historical Commission to create a signage program to allow those Cities who have some historical significance along the routes, where there may be segment of pieces of the highway running through it, a certain number of signs to recognize the historical aspects of it.

Mr. Gonzales further stated that included in the Boards packets were some examples of what the proposed signs look like as well as one from the City of Weatherford who has already gone through this program. If the Board would like to move forward with this, and identify location along a segment of this road in order to put signs out and identify the historic nature. If the Board chooses to move forward with this there are several steps that staff would need to take in order to move forward such as indicating where the sign should be placed and once that is decided staff would obtain some aerials of the area and other information such as what it is about that segment that is historical in nature to put forward in the application that would go to the Rockwall County Historical Commission for their approval.

Once approved by the Rockwall County Historical Commission it would then move forward to the Texas Historical Commission for approval, once that is approved then the signs could be made and placed.

Mr. Gonzales went on to state it was open for discussion for the Board to direct staff how they would like to move forward.

Chairman Nichols expressed liking the sign with the state star and a 1 in the middle of it felt that was a nice look. As far as placement he would like it to be in downtown to allow for it to be seen and allow citizens the opportunity to take pictures next to it.

General discussion took place among the Board concerning different options for placement of the sign.

Board member Clark made stated he was in agreeance with Chairman Nichols and like the idea of this sign to help preserve the historic nature of this highway feels it should go forward. Board member Clark asked if there were any budget concerns pertaining to the sign. Mr. Gonzales stated that once it is determined how many signs will be needed and the cost involved, it will move forward to City Council for appropriation and approval as a consent agenda item.

Board member Clark made a motion to approve the item. Board member Bowlin seconded the motion which passed by a vote of 4-0, with Board members Francisco and Mishler absent, and one vacant seat.

#### V. DISCUSSION ITEMS

##### 5) Update from staff on the Historic District Resource Survey

Senior Planner, David Gonzales, gave brief update of the Historic District Survey stating that staff had a meeting via phone with the consultants chosen, Hardy Heck and Moore, concerning the survey. The contracts have been signed and sent and the start date is expected to be September 1<sup>st</sup> and should be a nine to ten month process and staff will update the Board as the information is provided.

Mr. Miller added that the consultants plan to address the Board when they do their visit in October and discuss their preliminary findings.

##### 6) Historic Preservation Officer's (HPO's) report of ongoing projects

- ✓ National Recognition of the Historic Downtown Courthouse
- ✓ Survey of Historic Places/Events

Planning Director, Ryan Miller, gave brief report of the ongoing projects starting that recently there was signage go in at SH-205 and Yellow Jacket Lane that had come through the Board sometime last year. The signage is pointing out the direction and location of certain historic markers within the City.

#### VI. ADJOURNMENT

The meeting adjourned at 6:47 pm.

**PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.**



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**CHAIRMAN ELECT**

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**ATTEST: LAURA MORALES, PLANNING COORDINATOR**

**MINUTES**  
**HISTORIC PRESERVATION ADVISORY BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers  
September 15, 2016  
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Board member Daniel Nichols at 6:00 p.m. Board members present were Dick Clark, Beverly Bowlin, Carolyn Francisco Mike Mishler, Jay Odom and new member Maurice Thompson. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner, Korey Brooks and Planning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. Approval of Minutes for the June 16, 2016 Historic Preservation Advisory Board meeting.

Board member Clark made motion to approve the consent agenda. Board member Mishler seconded the motion which passed by a vote of 7-0.

III. PUBLIC HEARING ITEMS

2. H2016-005

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from Jerre Loftus to allow for the renovation and expansion of a High Contributing Property located within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO) District, and zoned Single Family 7 (SF-7) District. The subject property is located at 302 Margaret Street and is further identified as LOT NW/4 A, Block 2, Farmers & Merchants Addition, City of Rockwall, Rockwall County, Texas.

Planner, Korey Brooks, gave brief explanation of request stating that the subject property is located at 302 Margaret Street, and is recognized as a High Contributing Property, which indicates the home has highly significant architectural and/or historic characteristics. The home is approximately 1,096 sq. ft., and based on the Rockwall Central Appraisal District records, the main area was considered to have been constructed in 1905. The applicant is requesting a Certificate of Appropriateness to allow for the renovation and expansion of the existing home. The applicant is proposing the following renovations: 1) replace exterior siding and 2) add 391 sq. ft. to the house for an additional room. As part of the renovation and expansion, the applicant is proposing to extend the current roofline and replace all vinyl and rotting wood siding with 7 ½-inch Hardie Board siding. Additionally, all new windows will be custom sized to match the existing windows. The color of the siding will be painted white and the shutters will be black.

Mr. Brooks went on to explain that According to the UDC to Article V, Section 6.2, B Contributing Structure, a contributing structure is 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 1) it was present during the period of significance and possesses historical integrity reflecting its character at that time or is capable of yielding important information about the period; or, 2) 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 historical survey of the properties within the Old Town Rockwall District implemented by the Planning and Zoning Department through the spring and summer of 2000. And additionally, according to the UDC Article V of Section 6.2, G. Standards of Approval it states that the Historic Preservation Advisory Board must approve the application for a certificate of appropriateness if it determines that the application will not adversely affect the character of the site; and the proposed work is consistent with the regulations contained in the UDC.

Mr. Brooks further explained that according to the UDC, Building Facades and Materials requires that all exterior wood and masonry materials and their use should be compatible to the style and period of the building or structure. The existing building facade materials on a building should

be respected and not be changed or concealed by the introduction of a different material. And when the existing facade materials are not the original type, then materials may be replaced with, or returned to the original type. 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. And lastly, that 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.

Mr. Brooks went on to state that according to the UDC, also outlines the requirements for the roofs and those are that roof shape, form and design should be typical of or consistent with the style and period of the architecture of buildings within the Historic District. The accepted roof overhang for a new structure should be typical of a structure of similar style and period. Replacement, addition or alteration to an existing roof should have the same overhang as the existing roof. The eaves or soffit heights of a structure should be consistent with the heights of neighboring contributing structures or with those in the closest block face with buildings of a similar period and style and the same number of stories. Roof materials/colors should be visually compatible and compliment the style and period of the structure. Where historically typical materials are no longer available, compatible alternatives will be allowed. And lastly that the degree and direction of roof slope and pitch should be consistent with the style and period of the historic structure.

With that being said Mr. Brooks explained that the applicant is proposing to use 7 1/2-inch Hardie Board siding which will change the architectural appearance of the home, however the applicant is generally maintaining the historic look of the façade of the home. This type of Hardie Board siding has previously been approved by the Historic Preservation Advisory Board for other properties. Additionally, the applicant is proposing to match the existing architectural style on the proposed addition, which will be visually compatible with the adjacent historic properties. Although the current roofline will be extended, it will not negatively impact the historic significance of the home or the neighboring properties.

Mr. Brooks stated the applicant as well as staff is available for questions.

Chairman Nichols asked the Board for any questions or discussion.

Commissioner Mishler asked if anything could be done about spacing of the siding as far as the look of the house he noticed that the house across the street had the 7 1/2 inch but with wider spacing. Mr. Brooks stated that was discretionary to the HPAB.

Chairman Nichols asked if the home as proposed would it still be considered as significantly a contributing property once the remodel is complete. Mr. Brooks stated that it would be.

Chairman Nichols asked if the new half windows for the bath, that appear to be half windows for privacy reasons would they generally match the current windows or would it be all new windows. Mr. Brooks stated that would be a question the applicant could answer but added that the windows in the front will be custom matched.

Board member Clark asked if there was a drawing of the addition of the other room to visualize where it will fit in to the existing structure. Mr. Brooks provided a picture and stated it will be located at the front of the home.

Chairman Nichols opened the public hearing and asked if anyone wished to come forward to do so there being no one indicating such Chairman Nichols asked the applicant to come forward and speak.

Jerre Loftus  
302 Margaret  
Rockwall, TX

Ms. Loftus came forward and gave brief explanation stating there had been several previous modifications over the years to the home but she wants to keep her renovations to match what the house was at the beginning.

Board member Mishler asked if it will be a shed roof because with drawing that was provided, it appeared to be an extension of the upper roof. Ms. Loftus stated that the drawing provided is just a rough draft, wanted to wait on the decision of the roof until after having met with the Board to get their thoughts. She stated she would like for it to extend over it to keep the same look, as right now it does not.

General discussion from the Board took place concerning placement and size of back narrow windows and options to make them longer. Ms. Loftus generally stated that those could be changed to what the Board preferred.

Board member Clark asked what room would be behind the windows that were being discussed. Ms. Loftus stated that would be the addition.

Board member Thompson asked if the shutters would be kept. Ms. Loftus stated they would.

Board member Mishler asked the applicant if she would be willing to go down one size and making the siding more narrow maybe a 5 ½ inch to match some of the existing houses. Ms. Loftus stated she would be willing to do that.

Chairman Nichols asked if anyone else wished to speak concerning the case. There being no one indicating such, Chairman Nichols closed the public hearing and brought the item back to the Board for discussion.

Board member Bowlin expressed not favoring the small windows along the east side.

Board member Thompson expressed concern of the temporary posts in the front of the house.

General discussion took place as to approve with the condition of taller windows on the east side, removing the temporary posts and other concerns that were brought up, whether to table the item or to include the changes to the COA. Board members expressed to applicant liking the overall proposal and what a great addition it will be to the neighborhood with all the work that will be put into it.

Chairman Nichols made a motion to approve the item with the conditions that there be four inch exposure on the siding, larger windows on the east side consistent with the front facade windows, a hip roof line versus a shed roof line, shutters on all larger windows and removal of the non- structural columns on the front porch all consistent with the historical character nature of the existing property. Board member Francisco seconded the motion which passed by a vote of 7-0.

### 3. H2016-006

Hold a public hearing to discuss and consider a request for a Building Permit Fee Waiver/Reduction from Jerre Loftus for a High Contributing Property located within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO) District, and zoned Single Family 7 (SF-7) District. The subject property is located at 302 Margaret Street and is further identified as LOT NW/4 A, Block 2, Farmers & Merchants Addition, City of Rockwall, Rockwall County, Texas.

Planner, Korey Brooks, gave brief explanation of item stating that according to the Building Permit Fee Waiver/Reduction in order for a residential property to be eligible for the Building Permit Fee Waiver/Reduction Program, the property must be located within the Old Town Rockwall Historic District or the Southside Residential Neighborhood Overlay District and must involve a minimum investment of \$5,000 associated with the rehabilitation or restoration of a property. Properties classified as Contributing, high, medium, or low contributing, shall be eligible for a full waiver of building permit fees. Based on the estimated valuation of \$75,000 for the remodel/rehabilitation, the permit fees would be approximately \$830.00. Should the Historic Preservation Advisory Board HPAB approve the request, the applicant would be eligible for a full waiver of permit fees.

**Board member Mishler made a motion to approve the item. Board member Thompson seconded the motion which passed by a vote of 7-0.**

IV. DISCUSSION ITEMS

4. Update from staff on the Historic District Resource Survey

**Senior Planner, David Gonzales, gave brief explanation of stating that at the last HPAB meeting on June 16, 2016 the Board was provided the information of the professional team that is going to be doing the survey Hardy-Heck-Moore out of Austin. Staff had a kick off meeting with them via a phone call where the essential details were discussed and a contract was established that satisfied not only the City and Hardy-Heck-Moore but also the Texas Historical Commission. It was discussed what certain targets need to be met within that contract and a schedule of events for requirements that have to be met. Staff will oversee that this stays on track.**

**Mr. Gonzales added a quarterly report had been provided to the Texas Historical Commission at the end of August which consists of an update of what is happening with the project. The only thing that came up on the City side is there was a Research and Design Report that was due to the Historical Commission on August the 30<sup>th</sup> but based on the contract negotiations it was found that staff is having to supply that report and after speaking to the State staff was given an extension for September 30<sup>th</sup> and staff is currently working on that report and will get it submitted by the due date. The next objective will be to have GIS data that is due to the consultants since they need GIS data in order to come out and see what is on the ground. Staff will be providing them with the 1999 survey information; GIS parcel information and other data that has identifying features of some of the properties they will be reviewing. The consultants will be in Rockwall to start the initial survey on October 20th which is set for the next HPAB meeting and will be in attendance to meet the Board and provide an update.**

**No discussion took place concerning this agenda item.**

V. ADJOURNMENT

**There being no further items to discuss Chairman Nichols adjourned the meeting at 6:46 p.m.**

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

\_\_\_\_\_  
*DANIEL NICHOLS, CHAIRMAN*

\_\_\_\_\_  
*ATTEST: LAURA MORALES, PLANNING COORDINATOR*

**MINUTES**  
**HISTORIC PRESERVATION ADVISORY BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**October 20, 2016**  
**6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order by Chairman Daniel Nichols at 6:02 p.m. Board members present were Dick Clark, Carolyn Francisco Mike Mishler and Maurice Thompson. Members absent were Jay Odom and Beverly Bowlin. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, and Planner, Corey Brooks.

II. CONSENT AGENDA

1. Approval of Minutes for the September 15, 2016 Historic Preservation Advisory Board meeting.

Board member Clark made motion to approve the consent agenda. Board member Francisco seconded the motion which passed by a vote of 5-0, with Board members Odom and Bowlin absent.

III. APPOINTMENTS

2. Appointment with representatives of Hardy-Heck-Moore, Inc. to discuss and receive comments regarding the fieldwork and progress of the historic resources survey.

Senior Planner, David Gonzales, stated two representatives from Hardy-Heck-Moore came in from Austin to give an update on the fieldwork and progress of the survey and to answer any questions the Board may have.

Shonda Mace and Kristian Kupferschmid came forward and Ms. Mace stated that with direction of staff were present to give a brief update to the Board. She stated both her and Ms. Kupferschmid both have iPads that a GIS database specialist downloaded all the GIS information that was sent to them regarding the current Historic District onto the iPads. They are then using that information which includes addresses, year built, classification of the resource was previously such as high, medium or low or not contributing. They are taking that information and looking at every single parcel within the Historic District in the PD50 which is the new Historic District or expanded boundaries. At this time they are only recording, strictly doing survey and taking photographs with a Nikon digital camera. They click on a parcel and that loads a database where they then can fill out all the basic information of the resource such as the style the form, what type of resource it is for example if it's a house or a commercial building, also integrity issues meaning changes to the building. They then have the ability to upload the pictures in the field and attach them to each particular resource.

Ms. Mace went on to state that they were able to get through about half during today's work and will finish it up the following morning. They then will take all the information and start analyzing it comparing it to the previous surveys that have been done, look at the old pictures, and see what the changes are. After that is done they will then start making suggestions for updating the survey from there.

Ms. Mace advised the Board they were available for any questions the Board may have.

Board member Francisco asked how they are determining the age for the construction date. Ms. Mace stated that if there is not date available, they determine it by their own experience and professional opinion by looking at different features and styles of a building. They will also take the information they have and use other avenues to try and solidify a date such as CAD data and different other maps, but it will come down to professional opinion.

Board member Mishler asked if having replacement windows or doors be a negative for the properties.

**Ms. Mace stated it doesn't depend on one alteration it is more of all the alterations combined and as a whole. It also depends on if the replacement windows or doors compatible to the originals.**

**Ms. Mace advised the Board that they will be leaving business cards and asked for the Board to reach out to them if they had any additional questions.**

#### **IV. PUBLIC HEARING ITEMS**

##### **3. H2016-007**

Hold a public hearing to discuss and consider a request by Michael Jamgochian and Leslie Barret for the approval of a Certificate of Appropriateness (COA) allowing the installation of a new roof on a High Contributing Property located within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO) District, and zoned Two-Family (2F) District. The subject property is located at 602 Storrs Street and is further identified as Lot W, Block 1, Mill Co. Subdivision, City of Rockwall, Rockwall County, Texas.

**Planner, Korey Brooks, provided pictures of the home as well as a material sample board and gave a brief explanation of request stating that the subject property is located at 602 Storrs Street which is on the southeast corner of Storrs Street and Sherman Street and is recognized as a High Contributing Property, which indicates the home has highly significant architectural and/or historic characteristics. The home is approximately 3,222 sq. ft., and the main area was constructed in 1920, and was built in the Folk Victorian style. The property is zoned Duplex Two Family Residential District. The applicant is requesting a Certificate of Appropriateness to allow for the installation of a standing seam, metal roof on the existing home, detached garage, and accessory structure. The applicant has indicated that the home was built in 1920, and the typical roofing materials used during this period were wood shingle, metal, slate, or tile.**

**Mr. Brooks further stated that in the 1980's the home underwent a major renovation and expansion that included adding a second story to the back of the home and significantly changing the roofline. At that time, a standard 3-tab composite shingle was used to roof the entire house. Subsequent roof replacements have used the same material. The applicant is proposing to replace the existing roof on all three structures with a galvanized aluminum, standing seam roof.**

**Mr. Brooks went on to explain that according to the UDC, a contributing structure is 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 for one of two reasons 1)it was present during the period of significance and possesses historical integrity reflecting its character at that time or is capable of yielding important information about the period; or, 2) it independently meets the National Register criteria. The level by which a property is contributing, being high-, medium-, or low-contributing, was originally determined by a historical survey of the properties within the Old Town Rockwall District implemented by the Planning and Zoning Department through the spring and summer of 2000. Additionally, according to the UDC, there are five different criteria that roofs must meet in the Historic District and they are 1) roof shape, form and design should be typical of or consistent with the style and period of the architecture of buildings within the Historic District. 2) the accepted roof overhang for a new structure should be typical of a structure of similar style and period. Replacement, addition or alteration to an existing roof should have the same overhang as the existing roof. 3)the eaves or soffit heights of a structure should be consistent with the heights of neighboring contributing structures or with those in the closest block face with buildings of a similar period and style and the same number of stories. 4) roof materials/colors should be visually compatible and compliment the style and period of the structure. Where historically typical materials are no longer available, compatible alternatives will be allowed. 5) the degree and direction of roof slope and pitch should be consistent with the style and period of the historic structure.**

**Additionally, Mr. Brooks explained that the UDC states that the Historic Preservation Officer can issue a certificate of appropriateness for work performed on an applicable property in accordance with the Historic Preservation Guidelines. And while the applicant is proposing to use a galvanized aluminum, standing seam roof which will change the architectural appearance of the home, the request is closer in material than the existing 3-tab shingle presently on the**

structures. In addition, this type of roofing material has previously been approved by the Historic Preservation Advisory Board for other properties. The applicant will not be changing the appearance of the home and the applicant is proposing to keep the roofline as it is currently.

Mr. Brooks added that the applicant was present to answer any questions as well as staff.

Chairman Nichols opened the public hearing and asked anyone who wished to speak to come forward and do so. There being no one indicating such, Chairman Nichols asked the applicant to come forward.

**Michael Jamgochian**  
602 Storrs Street  
Rockwall, TX

Mr. Jamgochian came forward and expressed appreciation for the opportunity to come before the Board with their request. He asked staff for clarification of the 1920 designation, was it based on the County, because they know the house to have been built in the late 1880's or possibly 1890 and they know that because they know the owners granddaughter who can date the house that far back. He stated that was the only point of correction because that is why they believe that at that point in time, as they stated in their letter of request, those types of materials would have been used and is why they are requesting to use a metal roof. He added that nothing significantly is changing other than the material that will be used.

Mr. Mishler asked if it would be 24 gage and would it have concealed fasteners. Mr. Jamgochian stated it would be 24 gage which is the heaviest gage galvanized material that is on the market and will have concealed fasteners. The company that they have selected to do the roof is out of Sulphur Springs and has been in business for over 10 years and the owner specializes in historic homes with galvanized roofing.

Board member Thompson stated he feels that with any historic property that comes before the Board that the chimney of any historic property should always be brick or stone, not a flue or enclosed with siding or any other material because if it is historic it would have been always brick or stone. When you only have a flue, paneling or siding although it may be more cost effective it does not look historic. Chairman Nichols stated that although it was a good point, that is not what the request is concerning with this particular home.

Chairman Nichols called someone who was in the audience who asked to speak to come forward.

**Leslie Barret**  
602 Storrs Street  
Rockwall, TX

Ms. Barret came forward and with the pictures staff provided showed the chimney and stated that the chimney was added as part of the 80's renovation and unfortunately they took a lot of shortcuts with that and it is exposed cinderblock. They have been in the home now 3 years and have started with the interior and have the fireplace working, but they have only recently started with the exterior of the home, and the chimney will be part of the renovation, but not this year.

Chairman Nichols closed the public hearing as there was no one indicating they wished to speak on the item, and brought the item back to the Board for discussion.

Board member Nichols made a motion to approve the Certificate of Appropriateness. Board member Clark seconded the motion, which passed by a vote of 5-0, with Board members Bowlin and Odom absent.

## V. ACTION ITEMS

4. Bankhead Highway Recognition Signage  
Discuss and consider location and number of signs for the purpose of recognizing the historic Bankhead Highway.



Planner, Korey Brooks, stated that a few months back Mr. Gonzales had brought before the Board a request for approval for a sign of the Bankhead Highway and the Board made a motion to approve the sign for the Highway. Mr. Brooks provided a picture of the sign that was approved and reminded the Board that they had previously asked staff to come up with some proposed locations for the signs. Mr. Brooks stated staff has done that and has provided those in the Boards packet. Additionally Mr. Brooks provided slide picture of the proposed locations and advised the Board they would now have to make a motion to move forward with these locations or propose different locations for the signs as well as how many signs are being requested. After that is decided it will then be taken to City Council with a rough estimate of the cost of the signs. Each sign has a cost of \$48 and each location would have two.

Mr. Miller added that there are three different routes that the highway ran through Rockwall as was discussed at the previous meeting, and staff chose the main route which was the most prevalent and used the longest.

General discussion took place between the Board and staff as to where the best location for the sign would be.

Board member Mishler made a motion to request four signs total; two to be located along E. Rusk Street at S. First Street and S. Second Street and two to be located along SH-66 at the intersections of Olive Street and Interurban Street. Board member Francisco seconded the motion which passed by a vote of 5-0, with Board members Odom and Bowlin absent.

## VI. DISCUSSION ITEMS

### 5. Update from staff on the Historic District Resource Survey.

Senior planner, David Gonzales, gave brief update of the survey stating that after the information that the consultants gather after their fieldwork is complete like they explained earlier in the meeting, then they will provide staff with a letter summarizing everything that was done. Once staff obtains that it will be provided to the Board at the next scheduled meeting. Additionally once they have gone through their work, and put all the data that they gather, they will then provide a draft survey report that staff will go over to see what they found. Mr. Gonzales further stated that HHM has indicated the date of completion of the survey to be May 1, 2017. Staff would then provide that to the Texas Historical Commission.

Mr. Miller added that once staff received the completed work from HHM, staff will put together the final report and bring it to the Board. It will basically be a status update of the District for the current time.

Chairman Nichols commented on Board member Francisco's earlier question concerning the accuracy of the date of construction, and expressed liking how HHM is going to try to address more accurately the date of construction time of these properties. He asked if that information would be updated in more than just the report that will be provided to the Board maybe on County records and such. Mr. Gonzales stated they would be that that is the purpose for the survey to make it available not only to the Board but also to the public. He added that one of staff's goals is to have a Historic District available where there could possibly be tours of the homes; part of the survey is to help put that together. Additionally it GIS will update and the updated information will also be available on the City website for the public to have access.

Mr. Miller added that the updated information would be provided to CAD to update their records.

### 6. Update from Historic Preservation Officer (HPO) regarding historic projects.

Planning Director, Ryan Miller, gave brief update stating that Mr. Brooks will be putting together the National Register Application for the Courthouse and he is currently working on that. Once that is completed it will be brought to the Board.

Mr. Miller also made mention concerning the John King and SH-205 project that some Board members asked for update on and stated that there is currently no updated, TXDOT is still in the

**process of comparing the alternatives and making their decision, but as soon as there is an information it will be provided to the Board.**

**Chairman Nichols asked if Council was leaning towards making John King Blvd the main throughway and not going through downtown. Mr. Miller stated John King has been on the City's Master Thoroughfare Plan as a bypass to the downtown area for a number of years dating well past the 80's. But that is Councils current position, that TXDOT consider taking John King in exchange for SH-205.**

VII. ADJOURNMENT

**There being no further items to discuss Chairman Nichols adjourned the meeting at 6:35 p.m.**

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

\_\_\_\_\_  
*DANIEL NICHOLS, CHAIRMAN*

\_\_\_\_\_  
*ATTEST: LAURA MORALES, PLANNING COORDINATOR*

**MINUTES**  
**HISTORIC PRESERVATION ADVISORY BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers  
November 17, 2016  
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Chairman Daniel Nichols at 6:00 p.m. Board members present were Dick Clark, Maurice Thompson, Beverly Bowlin, Jay Odom and Carolyn Francisco. Members absent were Mike Mishler. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, and Planning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. Approval of Minutes for the October 20, 2016 Historic Preservation Advisory Board meeting.

Board member Clark made a motion to approve the consent agenda. Board member Thompson seconded the motion, which passed by a vote of 6-0, with Board member Mishler absent.

III. ACTION ITEMS

2. Designation Criteria

Discuss and consider adopting revised designation criteria for *High, Medium, and Low Contributing* and *Non-Contributing* properties.

Planning Director, Ryan Miller, gave a brief description stating that currently staff is in the process of resurveying the District with HHM the consultant agency came before the Board at the previous meeting. Staff went back and read through the designation criteria for 1999 and it was realized it is a little lacking. What HHM is doing when they start ranking the properties is that they have to rank them based on the City's current designation criteria and then they have to base them on what the National Registered criteria is. That criteria basically allows only for a contributing or non-contributing designation and currently the city has high, medium and low and also has landmark properties. Based on the criteria that staff has lined out for the Board it shows that the criteria from 1999 is pretty subjective and what HHM has asked staff to do is come back and bring criteria to the Board for approval that will be incorporated in the Master Plan when the re-survey of the District is adopted. Basically what was done in 1999 has been scrapped and staff has started using some stiffer criteria.

Mr. Miller went on to explain how staff has structured that criteria stating that the high contributing properties are those that may or may not meet the National Registered Criteria but tend to lean more towards meeting that criteria and that could be eligible for National Registered list on their own. Basically those are properties that would be landmark properties if they were outside of the District because they have a high historical value, in terms of what architecturally those properties are. Medium contributing properties don't necessarily have to meet the National Registered Criteria but they are less significant than the high contributing properties but they display something about an architectural style or unusual construction methods that make them different. They may have had additions or changes throughout the periods, but are for the most part untouched. They also may have some historical value in terms of their significance to Rockwall. The low contributing properties are probably not considered contributing properties with regard to the National Registered Criteria but the way the criteria's were set up, they have architectural significance to the City or they are significant in terms of their historical value to the City. The non-contributing properties are those that have changed substantially and have no historical significance to them. Landmark properties are closer to the high, maybe medium contributing but those exist outside of the District.

Mr. Miller further explained that after having explained the way the criteria's are broken down, staff is opening it up for discussion to gather the Boards feedback as to whether or not the Board is okay with the criteria staff has put together or if they would like to see any changes. Once adopted by the Board staff will provide HHM that information so they can get started on finishing their designation process.

Chairman Nichols asked for any questions for staff and asked for discussion.

Chairman Nichols asked if the new criteria as opposed to that of the 1999 criteria would do a better job to capture more properties or is that not necessarily the case. Mr. Miller stated it is not necessarily the case although staff is expecting for there to be some additional properties because in over a decade period all the properties from 1999 to 2016 that all of a sudden became eligible because they are fifty years or older, therefore there may be a few more properties with the survey but it would not necessarily relate to the criteria staff has written.

Mr. Miller added that when the criteria's are brought in staff will provide a presentation for the Board.

Board member Bowlin made a motion to approve the designation criteria. Board member Thompson seconded the motion, which passed by a vote of 6-0, with Board member Mike Mishler absent.

IV. DISCUSSION ITEMS

3. Update from City Staff concerning Bankhead Highway Recognition Signage.

Senior Planner, David Gonzales, advised the Board that at the previous meeting Planner, Korey Brooks, presented the Bankhead Highway signage to the Board where the Board picked locations where the signs were to be placed. It would then be taken before the City Council for approval for the funding of the signs. That went to City Council on November 7<sup>th</sup> and based on the Boards recommendation for the four locations for the four signs, Council did approve the funding. The total cost of the signs was \$1,081 which paid for the signage itself, the fabrication and setup. The first thing staff has to do before those can be placed is to notify the State and that is an application process and it should be six to eight months before the signs will go up.

Chairman Nichols expressed his thanks to the City Council for the approval of the funding as it will add value to the community.

4. Update from Historic Preservation Officer (HPO) regarding historic projects.

Planning Director, Ryan Miller, stated the Board is up to date with the Historic survey and Mr. Brooks is still working on the Courthouse project and when complete will provide it to the Board for their review. Staff is currently working on the Comprehensive Plan and there will be some things that the Board will get to review before that is taken forward for adoption and public hearing.

General discussion took place concerning a property on Washington and Hwy 66 that the Board previously approved after Chairman Nichols made comment on how it appeared the project had stalled.

V. ADJOURNMENT

Chairman Daniel Nichols adjourned the meeting at 6:16 p.m.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

\_\_\_\_\_  
DANIEL NICHOLS, CHAIRMAN

\_\_\_\_\_  
ATTEST: LAURA MORALES, PLANNING COORDINATOR



**MINUTES**  
**HISTORIC PRESERVATION ADVISORY BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**December 15, 2016**  
**6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order by Chairman Daniel Nichols at 6:00 p.m. Board members present were Dick Clark, Maurice Thompson, Jay Odom and Carolyn Francisco. Members absent were Beverly Bowlin and Mike Mishler. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, and Planning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. Approval of Minutes for the November 17, 2016 Historic Preservation Advisory Board meeting.

Board member Francisco made a motion to approve the consent agenda. Board member Clark seconded the motion which passed by a vote of 5-0, with Board members Bowlin and Mishler absent.

III. PUBLIC HEARING ITEMS

2. H2016-008/MIS2016-011

Hold a public hearing to discuss and consider a request by Billy and Autumn Quinton for the approval of a Certificate of Appropriateness (COA) allowing the construction of a new home on a Low Contributing vacant property being a 0.17-acre parcel of land identified as Lot 2, Block A, Autumn Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay District and the Old Town Rockwall (OTR) Historic District, addressed as 102 N. Tyler Street, and take any action necessary.

Board member Odom advised the Board he will be involved with the project and therefore will be recusing himself from the case.

Planner, Korey Brooks, gave brief explanation of the request stating that the subject property is currently identified as a Low Contributing property. On September 9, 2016, the City Council approved a replat of Lot 120, Block F of the B. F. Boydston Addition, which was addressed as 601 E. Rusk Street and identified as a Low Contributing Property. This replat subdivided the property into two parcels of land, with one property containing an existing 1,744 SF single-family home with a 528 SF detached garage and the other property being a vacant tract of land. Both properties are 0.17-acres in size. The structure remaining on 601 E. Rusk Street is the reason for the Low Contributing designation. It is a post-war home that was constructed in 1946. The vacant tract of land that is the subject property of this case should be re-designated as a Non-Contributing property as it lost its historical significance when it was subdivided from the structure on 601 E. Rusk Street. Staff has added this as a condition of approval of this case; however, it will not be officially adopted until the board forwards its recommendations concerning designations to the City Council after the completion of the new survey of the district.

Mr. Brooks went on to state that the applicants are proposing to construct a 2,946 SF single-family home on the subject property. According to the applicant's the proposed home will utilize an architectural style and exterior materials that are similar to homes adjacent to the subject property and throughout the district. Specifically, the house will

59 be constructed utilizing a blend of brick and HardiBoard siding. It will be two stories in  
60 height and incorporate architectural features like shaker siding under the eaves, porch  
61 and window overhangs, wooden carriage garage doors, bay windows, and a front porch  
62 with spandrels across the front of the house, and a masonry chimney with cap. Staff  
63 has reviewed the proposed housing plans for conformance to the Historic Preservation  
64 Guidelines contained in Appendix D of the Unified Development Code, and determined  
65 that the applicant's proposal is in substantial conformance.  
66

67 Mr. Brooks further explained that the UDC outlines the minimum masonry which is  
68 considered to be brick, stone, natural, cast or cultured, glass block, tile and/or CMU  
69 requirement for exterior walls on structures that are 120 square feet or greater as 80%;  
70 with a maximum of 50% of this masonry requirement being permitted to be Hardy Plank,  
71 stucco or a similar cementaceous material. Typically, these requests are taken to the  
72 Planning and Zoning Commission and City Council; however, since the applicant is  
73 requesting a Certificate of Appropriateness within the Old Town Rockwall Historic  
74 District the Historic Preservation Advisory Board should make a recommendation  
75 concerning the request. In this case, the applicant is proposing HardiBoard in the  
76 following percentages: 86% on the south elevation, 76% on the east elevation, 72% on  
77 the north elevation, and 53% on the west elevation. A major component of the  
78 applicant's request is to allow the structure to blend in with the materials and  
79 architectural styles of adjacent structures within the district. In past cases the board  
80 has approved COA requests for new construction utilizing HardiBoard siding in excess  
81 of the 50% when it finds that the proposed building elevations will be complimentary to  
82 existing structures. The approval of a masonry exception is a discretionary decision  
83 for the City Council.  
84

85 Mr. Brooks provided pictures of neighboring properties.  
86

87 Chairman Nichols opened the public hearing and asked the applicant to come forward.  
88

89 Autumn Quinton  
90 601 E. Rusk Street  
91 Rockwall, TX  
92

93 Mrs. Quinton came forward and stated the property was her grandmothers and the  
94 family wishes to keep it in the family.  
95

96 Chairman Nichols asked the Board for any questions for the applicant  
97

98 Board member Clark asked who the architect for the project would be. Mrs. Quinton  
99 stated it was an architect by the name of Patra Phillips.  
100

101 Chairman Nichols asked concerning what the siding reveal would be. Mrs. Quinton  
102 stated she was not familiar with what that was. Chairman Nichols explained that with  
103 some siding it appears to look more narrow and that same effect can be used by using  
104 hardboard and generally adds a lot of character to a home and would like that to be  
105 discussed in the approval of the request, possibly using a 4 inch reveal. Chairman  
106 Nichols asked concerning the roofing materials, because in looking at the architects  
107 plans look to be a composite or asphalt material, asked what the roofing materials  
108 would be. Mrs. Quinton stated that the top roof would be made of composite and on a  
109 side portion they want a tin material.  
110

111 Mr. Miller added that according to the plans that they have submitted, they are  
112 proposing an asphalt shingle and based on what they are using it is not the three tab  
113 shingle it is the architectural dimension shingle which is a more upgraded shingle that  
114 gives a better appearance. Mr. Miller also noted that they are only indicating metal but

115 typically the metal that is used is a standing seam panel that interlocks and gives a  
116 smoother look on the top.

117  
118 Chairman Nichols asked if there was anyone wishing to speak to come forward and do  
119 so, there being no one indicating such Chairman Nichols closed the public hearing and  
120 brought the item back to the Board for discussion.

121  
122 Chairman Nichols asked staff concerning the all of the details on the windows and the  
123 doors as well as the architectural shingles that are all upgrades. If the item is approved  
124 based on those plans and those were to change would they need to come back for a  
125 COA or would that be negotiable at that time. Mr. Miller stated that the Board is  
126 approving what is being presented, if the applicant wanted to change anything they  
127 would need to come before the Board again.

128  
129 Board member Thompson asked what material of the chimney would be. Mrs. Quinton  
130 stated it would be a brick chimney.

131  
132 Board member Francisco asked how they would figure the depth of the siding.  
133 Chairman Nichols stated it could be added to the motion.

134  
135 Board member Clark asked concerning the square footage of the homes in the  
136 surrounding areas in comparison to the proposed home. Mr. Brooks stated he did not  
137 have the exact square footage of adjacent homes but provided pictures of adjacent and  
138 surrounding homes to give a general idea.

139  
140 Mr. Miller added that the applicant has done a good job matching a lot of the design  
141 elements within the District and there are two story homes throughout the District some  
142 of which are High Contributing properties.

143  
144 Chairman Nichols asked for any additional discussion or motion.

145  
146 Chairman Nichols made a motion to approve the COA with the exception of the siding  
147 to have a maximum of a four inch reveal. Board member Francisco seconded the  
148 motion which passed by a vote of 4-0, with Board member Odom dissenting and Board  
149 members Bowlin and Mishler absent.

150  
151

#### 152 IV. DISCUSSION ITEMS

153  
154 3. Update from staff on the Historic District Resource Survey.

155  
156 Planning Director, Ryan Miller, explained that the consulting firm HHM sent staff the  
157 preliminary survey and staff created a spread sheet that breaks down the changes in  
158 designation of properties, and there were quite a few changes. Mr. Miller gave a brief  
159 summary of those changes and stated that at the next meeting staff would be bringing  
160 their recommendations concerning low contributing properties. HHM felt it was better  
161 suited for staff to make the recommendations concerning low contributing properties  
162 because it deals with more local knowledge.

163  
164 Mr. Miller stated that HHM survey a total of 163 properties, 151 of which were in the  
165 District. They did four designations outside of the District, maintained 8 landmark  
166 properties. With the changes there are now 82 contributing properties, 20 of which are  
167 eligible for National Registered of historic places for recognition inside the District itself  
168 and that would be individual recognition. There are also 67 non-contributing properties.  
169 Mr. Miller went on to state that in looking at each individual category, there was  
170 previously 30 High Contributing properties and that number was reduced to 21 High



171 Contributing properties, but the criteria was changed from the original survey date and  
172 now have better, more involved criteria and that could account for some of the  
173 changes. In looking at Medium Contributing properties, there were previously 19  
174 properties and now there are 61 Medium Contributing properties and a lot of that is  
175 because the Low Contributing properties have been mixed in and staff will sort it out.  
176 But also staff feels a lot of the changes are due to the fact that the previous survey that  
177 was done in 1999 and a lot of the houses became architecturally significant in the  
178 District because they now exceed the 50 years and now have been incorporated in this  
179 survey.

180  
181 Chairman Nichols asked the Board for any questions for staff.

182  
183 No discussion took place concerning this agenda item.

184  
185  
186 4. Update from Historic Preservation Officer (HPO) regarding historic projects.

187  
188 Planning Director, Ryan Miller, stated staff has mostly been working on the survey and  
189 staff is available for any questions.

190  
191 No discussion took place concerning this agenda item.

192  
193  
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195  
196 V. ADJOURNMENT

197  
198 Chairman Nichols adjourned the meeting at 6:26 p.m.

199  
200  
201  
202  
203 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY  
204 OF ROCKWALL, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016.

205  
206  
207  
208  
209 \_\_\_\_\_  
210 DANIEL NICHOLS, CHAIRMAN

211  
212  
213  
214 \_\_\_\_\_  
215 ATTEST: LAURA MORALES, PLANNING COORDINATOR