

MINUTES
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 21, 2019
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Chairman Nichols at 6:00 p.m. Board members present were Dick Clark, Beverly Bowlin, Carolyn Francisco and Jay Odom. Absent from the meeting was Board members Mike Mishler and Maurice Thompson. Staff members present were Planning Director, Ryan Miller, Planner, Corey Brooks and Planning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. Approval of Minutes for the December 20, 2018 Historic Preservation Advisory Board (HPAB) meeting.

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

III. PUBLIC HEARING ITEMS

2. H2019-001

Hold a public hearing to discuss and consider a request by Mike and Sonja West for a Certificate of Appropriateness (COA) for modifications to a Landmarked property being a 0.7450-acre parcel of land, identified as Lot 3, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 912 N. Goliad Street, and take any action necessary.

Senior Planner, Corey Brooks, provided a brief explanation of the request. The applicants are requesting approval of a Certificate of Appropriateness to allow the installation of an ADA compliant ramp and railing. Currently, the applicants are in the process of converting the single-family home into a residential-office building. As a result, the applicants are required to construct an ADA compliant ramp. The proposed ramp will be approximately 42-inches wide, 34-inches in high, 24-feet long, and constructed of wood. The ramp will be painted white. The applicants have provided a site plan showing two possible locations for the proposed ramp and examples of the type of ramp being proposed. Since this is a structural modification to the exterior of the home and visible from the public right-of-way, a Certificate of Appropriateness is required to be approved by the Historic Preservation Advisory Board. The applicants have submitted a site plan showing two possible options for the location of the proposed ramp. Option 1 proposes installing the ramp on the south side of the structure facing the adjacent medical office building), utilizing an existing 31-1/8-inch width door. Since the width of the door is not at least 36-inches, the minimum width for an ADA compliant door, this option cannot be considered by the Historic Preservation Advisory Board without requiring the door to be widened to 36-inches. With that being said, Option 2 proposes installing the ramp on the west side of structure facing S. Goliad Street. This option utilizes an existing door that is 36-inches in width and meets the minimum width of an ADA compliant door. According to the submitted site plan, this option places the ramp directly in front of the structure and impairs visibility of the house from the street. Staff has discussed with the applicants the possibility of locating the ramp on the south side of the building and changing the existing door to an ADA compliant door. The applicants did not favor this option and expressed concerns regarding altering the structural integrity and historic characteristics of the building. According to the Unified Development Code the existing building façade materials on a building should be respected and not be changed or concealed by the introduction of a different material and should be visually compatible with neighboring historic buildings or structures. Additionally, the 2012 Texas Accessibility Standards requires the accessible parking space be the first available parking

62 space adjacent to the ramp. In this case, Option 1 locating the ramp locating the ramp on the
63 side of the structure does not appear to meet the requirements of the Historic Preservation
64 Guidelines or the 2012 Texas Accessibility Standards. Specifically, the submitted site plan does
65 not indicate the location of the accessible parking space in proximity to the ramp. Additionally
66 locating the ramp in the front of the building impairs visibility from the street and does not
67 appear to be visually compatible with neighboring historic buildings. Staff should note, the
68 adjacent Landmarked property does not have a visible ramp nor are any ramps located on the
69 front of any building along N. Goliad Street. Option 2 would bring the applicants' request into
70 further conformance with the Historic Preservation Guidelines. This involves locating the ramp
71 on the south side of the building. Should the Historic Preservation Advisory Board approve
72 Option 2, staff would suggest the Board include a requirement that the applicants provide a thick
73 vegetative screening in front of the ramp, and replace the existing door with a door that is 36-
74 inches in width. With that being said, this is a discretionary decision for the Historic
75 Preservation Advisory Board. Should the Historic Preservation Advisory Board approve this
76 request, staff suggests that the screening of the ramp consist of mature trees minimum of 6-feet
77 in height, bushes a minimum of five gallons, and tall grasses no shorter than four feet in height.
78 This will require the applicants to provide staff with an updated landscape plan reflecting the
79 proposed screening and the accessible parking space.
80

81 Planning Director, Ryan Miller, advised the Board that the applicant was present and available
82 for questions as well as staff.
83

84 Board member Bowlin asked if there is a time frame that will be given.
85

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

88 Mike West
89 299 Shenandoah
90 Rockwall, TX
91

92 Mr. West came forward and provided a brief explanation of the request. He indicated the purpose
93 of purchasing this historical home is to maintain the historic nature of the property.
94

95 Chairman Nichols asked if anyone wished to speak to come do so there being no one indicating
96 such Chairman Nichols closed the public hearing and brought the item back to the Board for
97 discussion or action.
98

99 After extensive general discussion of both options presented by the applicant Chairman Nichols
100 made a motion to approve H2019-001 with option #1 and staff recommendations with the. Board
101 member Francisco seconded the motion which passed by a vote of 5-0 with Board members
102 Mishler and Thompson absent.
103

104 3. H2019-002

105 Hold a public hearing to discuss and consider a request by Mary Ann Ryan for the approval of a
106 Certificate of Appropriateness (COA) allowing the replacement of an existing roof on a High-Contributing
107 property identified as Lots 7 & 8, Block A, Eppstein Addition, City of Rockwall, Rockwall County, Texas,
108 zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District and the Old
109 Town Rockwall (OTR) Historic District, addressed as 402 Munson Street, and take any action
110 necessary.
111

112 Planning Director, Ryan Miller, provided a brief explanation of the request. The applicant is
113 requesting approval of a Certificate of Appropriateness to allow replacement of the existing roof
114 on the main structure. Currently, the roof is a combination of asphalt shingles and metal tiles
115 that are both grey/silver. According to the applicant, the roof is in disrepair and needs to be
116 replaced. The existing metal tiles are no longer available so the applicant is requesting to utilize
117 an alternative material which is Decra Tile. The proposed roofing material is a decorative metal
118 tile that has a stone overlay providing texture to the tile. Since, this material is different from the
119 existing material, a Certificate of Appropriateness is required to be approved by the Historic
120 Preservation Advisory Board.
121
122

123 The subject property is a High Contributing property situated within the Old Town Rockwall
124 Historic and the Historic Overlay Districts, zoned Single-Family 7 District, and is addressed as
125 402 Munson Street. The subject property was annexed before 1959. The home on the subject
126 property is approximately 3,851 square feet. According to the City of Rockwall Historic
127 Resources Survey, the home was constructed in 1885, and is characteristic of Folk Victorian
128 style architecture. Previous alterations to the home include the replacement of the doors, porch
129 supports, and balustrades. The main structure is two stories, clad with horizontal wood siding,
130 and utilizes a hipped roof design. In addition, the home has a rear addition and a detached
131 garage that were constructed between 1965 and 1969. High Contributing properties are
132 considered to be the most significant properties within the Old Town Rockwall Historic District,
133 retain a high degree of architectural and physical integrity, and have very few, if any, alterations.
134 The applicant's request to make renovations to the home generally conforms to the intent of the
135 Historic Preservation Guidelines, with the exception of the type of roofing materials. The
136 applicant is proposing to replace the existing roof with a stone-coated metal tile roof. Currently,
137 the roof is a combination of metal tiles and grey asphalt shingles and the proposed material is a
138 red metal, stone-coated tile. In this case, the Historic Preservation Advisory Board is tasked
139 with reviewing the proposed roofing material and determining if the request negatively impacts
140 the subject property or other properties within the Historic District.

141
142 Mr. Miller further noted that according to the Unified Development Code materials, structural,
143 and decorative elements and the manner in which they are used, applied, or joined together
144 should be typical of the style and period of the existing structure and alterations should be
145 visually compatible with neighboring historic buildings or structures. Additionally, the roof
146 materials/colors should be visually compatible and compliment the style and period of the
147 historic structure where historically typical materials are no longer available, compatible
148 alternatives will be allowed. The applicant is proposing to utilize a red, decorative metal tile that
149 has been covered with stone in order to give texture to the tile. In this case, the proposed
150 roofing materials do not appear to meet the requirements of the Historic Preservation
151 Guidelines. Specifically, the color, design, and stone coating on the tiles do not appear to be a
152 compatible alternative, which represents the style and period of the home. The surrounding
153 homes utilize varying tones of grey or tan roofs.

154
155 Mr. Miller advised the Board that the applicant was present and available for questions as well as
156 staff.

157
158 Chairman Nichols opened up the public hearing and asked the applicant to come forward.

159
160 Keith Robinson
161 (No address provided)

162
163 Mr. Robinson came forward and indicated he is filling in for the project manager who was unable
164 to attend the meeting. He provided a brief explanation of the request and provided a sample of
165 the roof that is currently on the home that was damaged by hail as well as a sample of what they
166 wish to use.

167
168 Chairman Nichols asked if the Board would dictate the color or would the applicant have the
169 ability to choose. Mr. Miller indicated that the Board could dictate in this case because the home
170 is High Contributing property and is subject to the guidelines which do dictate the color to be
171 compatible to the structure itself. Chairman Nichols asked what the color of the asphalt shingle
172 would be. Mr. Robinson stated he did not know the color of the asphalt. Mr. Miller indicated that
173 the Board would need to know the color of the asphalt shingle color if they were to approve the
174 case however the Board could make a recommendation of a color that the applicant could then
175 provide for staffs review.

176
177 Chairman Nichols asked if anyone wished to speak to come do so there being no one indicating
178 such Chairman Nichols brought the item back to the Board for additional discussion or action.

179
180 Chairman Nichols generally shared not being in favor of the color or style being presented and
181 rather leans more on the gray scale however without knowing the composite shingle colors it
182 would be hard to make a recommendation.

183

AGENDA
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 18, 2019
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the February 21, 2019 Historic Preservation Advisory Board (HPAB) meeting.

PUBLIC HEARING ITEMS

2. **H2019-003 (Korey)**
Hold a public hearing to discuss and consider a request by John and Katherine Donahoe for a Certificate of Appropriateness (COA) for modifications to a *Landmarked Property* being a one (1)-acre parcel of land, identified as Lot 1, Isaac Pena Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 925 N. Goliad Street, and take any action necessary.

DISCUSSION ITEMS

3. Update from Historic Preservation Officer (HPO) regarding historic projects. **(Ryan)**

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning and Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 12th day of April 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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General discussion took place between the Board in regards to the color and style of the product that is being proposed with the Board generally not being in favor. They shared that the style is more of a Mediterranean and they feel it is not fitting to a Historical home and is out of place in a Historical area. They indicated they would be open to looking at other styles/color if the applicant would be willing to provide. Chairman Nichols shared that the case should be tabled and have the homeowner present to provide feedback as to what other options they would be open to.

Chairman Nichols made a motion to table H2019-002. Board member Clark seconded the motion which passed by a vote of 5-0 with Board members Mishler and Thompson absent.

IV. DISCUSSION ITEMS

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

Planning Director, Ryan Miller, indicated there are currently no active historic projects.

V. ADJOURNMENT

Chairman Nichols adjourned the meeting at 6:58

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18 DAY OF April 2019.



DANIEL NICHOLS, CHAIRMAN



ATTEST: LAURA MORALES, PLANNING COORDINATOR

MINUTES
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 18, 2019
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Chairman Nichols at 6:00 p.m. Board members present were Dick Clark, Carolyn Francisco, Jay Odom, Mike Mishler and Maurice Thompson. Absent from the meeting was Board member Beverly Bowlin. Staff members present were Senior Planner, Korey Brooks and Planning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. Approval of Minutes for the February 21, 2019 Historic Preservation Advisory Board (HPAB) meeting.

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

III. PUBLIC HEARING ITEMS

2. H2019-003

Hold a public hearing to discuss and consider a request by John and Katherine Donahoe for a Certificate of Appropriateness (COA) for modifications to a *Landmarked Property* being a one (1)-acre parcel of land, identified as Lot 1, Isaac Pena Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 925 N. Goliad Street, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the case. The applicant is requesting approval of a Certificate of Appropriateness in conjunction with a building permit fee waiver and a small neighborhood matching grant for the purpose of converting a single-family home into a residential-office building. Currently, the applicant is in the process of converting the residential structure to a commercial structure. Since the land use is changing from a residential land use to a commercial land use, the property is required to construct a parking lot and provide ADA compliant access to the proposed residential-office building. The proposed parking lot will be located behind the main structure and the sidewalk will be located at the south façade of the building. In addition, the applicant will provide railing adjacent to the sidewalk and at the entrances that have stairs. The subject property is a Landmarked Property situated within the North Goliad Corridor Overlay District, zoned Planned Development 50 for Residential-Office District land uses, and is addressed as 925 N. Goliad Street. The property was annexed prior to 1959 and on September 6, 2005, the City Council approved Ordinance No. 05-43 designating the property as a Landmark Property. The existing home is an approximately 3,970 square foot single-family home known as the historic "Cade Home." The subject property also has two wooden accessory buildings. According to the City of Rockwall's Historic Resources Survey, the home and accessory buildings were constructed in 1913 and are characteristic of Prairie style architecture. Prairie style homes typically utilize a lot-pitched roof that is usually hipped. Additional characteristics of Prairie style homes include wide, overhanging eaves, two stories, one story wings or porches, massive square porch supports, and the form usually emphasizes horizontal lines. Previous alterations to the home include replacement of the doors. The structure is two stories, clad with horizontal wood siding, and utilizes a hipped roof design. Due to these characteristics, the home seems to contain all of the characteristics of a Prairie style home. In this case, the home is historically significant due to its previous occupants. James and Dora Cade first lived on the adjacent lot and materials from that house were used to build the two accessory buildings on the property. Mr. Cade was a

62 cattle buyer and a butcher and also worked at Rockwall Bank for a period of time before
63 becoming a farmer and raising livestock. He was a partner in a meat market and icehouse called
64 Cade, Bedingfield, and Phillips. Mr. Cade is thought to have brought the first registered
65 Longhorn cattle to Rockwall.
66

67 Mr. Brooks further noted that currently, there is a small parking lot in the front of the main
68 structure that is accessed from S. Goliad Street. The applicant is proposing to remove the
69 existing 2,306 SF parking lot and driveway and replace it with grass. The applicant is proposing
70 to expand the parking area in the rear of the building to approximately 2,333 square feet.
71 Pampas grass in conjunction with an existing fence will be utilized as screening from the
72 adjacent property. The existing fence is not located on the subject property and should the
73 property owner remove the fence, the adjacent residential property will only have landscape
74 screening. Due to ADA standards, a commercial building must meet the Texas Accessibility
75 Standards. Due to this, the applicant is required to add a metal handrail down the middle of the
76 front, sides, and rear steps. The proposed handrail in the front of the property will be painted
77 white and the other handrails will be painted black. In addition, the applicant is proposing to
78 provide ADA accessible access from the rear parking lot via a ramp. According to the applicant,
79 the existing stairs will be removed; however, the existing architectural features will remain and
80 border the ramp. The required railing along the ramp will be vinyl that simulates wood, while
81 matching the exterior of the building. The only interior modifications will be converting the
82 existing restroom to meet ADA requirements, adding handrails to the stairs, and adding doors to
83 the dining room. The applicant has submitted example photos of the proposed landscaping and
84 railing and a site plan showing the location of the new parking lot and sidewalk. The proposed
85 ramp will be located toward the rear of the home and will connect to the existing wrap-around
86 porch. The porch will provide access to the side and front doors. According to the Unified
87 Development Code any surface parking shall be provided in well-screened parking lots at the
88 rear or behind the main façade of the building. Additionally, new buildings or alterations shall be
89 compatible with the adjoining area. In this case, the relocation of the parking lot and sidewalk
90 from the front of the building to the rear brings the building into conformance with the overlay
91 district standards with regard to location of parking lots. Additionally, since the applicant is
92 utilizing the existing fence and additional landscaping as screening, the request appears to be in
93 conformance with the overlay district with regard to screening of parking lots. Since, the
94 structure is being converted from a residential land use to a commercial land use, it is expected
95 that modifications to the exterior will be required. In this case, the applicant is proposing to
96 utilize railing that appears to match the style of the building. Since the sidewalk will be located
97 toward the side of the structure, it will have limited visibility from the street. Although the
98 property is a Landmarked Property, the applicant's request does not appear to negatively impact
99 the subject property or the neighboring properties and approval of this request is discretionary
100 to the Historic Preservation Advisory Board and should this request be approved, staff would
101 recommend that landscape screening be provided adjacent to the ramp.
102

103 Mr. Brooks advised the Board that the applicant was present and available for questions as well
104 as staff.
105

106 Chairman Nichols opened up the public hearing and asked the applicant to come forward.
107

108 Cari Foote
109 203 S. Fannin Street
110 Rockwall, TX
111

112 Ms. Foote came forward and provided additional information in regards to the request and
113 indicated she was available for questions.
114

115 Chairman Nichols asked if anyone wished to speak to come forward and do so; there being no
116 one indicating such Chairman Nichols closed the public hearing and brought the item back to
117 the Board for discussion or motion.
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119 Board member Francisco asked what type of business it will be. Ms. Foote shared it will be a
120 professional counseling office.
121

122 After brief general discussion between the Board, Chairman Nichols made a motion to approve
123 H2019-003 with staff recommendations. Board member Thompson seconded the motion which
124 passed by a vote of 6-0 with Board member Bowlin absent.
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127 IV. DISCUSSION ITEMS

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

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131 Senior Planner, Brooks, advised the Board that currently there are no ongoing historic projects.
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134 V. ADJOURNMENT

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136 Chairman Nichols adjourned the meeting at 6:18 p.m.
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140 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE
141 CITY OF ROCKWALL, TEXAS, THIS THE 20 DAY OF June 2019.

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146 DANIEL NICHOLS, CHAIRMAN

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150 ATTEST: LAURA MORALES, PLANNING COORDINATOR

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MINUTES
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 20, 2019
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Vice-Chairman Clark at 6:00 p.m. Board members present were Dick Clark, Carolyn Francisco and Jay Odom. Absent from the meeting was Board members Mike Mishler, Beverly Bowlin and Daniel Nichols. Staff members present were Planning Director, Ryan Miller, Planner, Korey Brooks and Planning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. Approval of Minutes for the April 18, 2019 Historic Preservation Advisory Board (HPAB) meeting.

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

III. PUBLIC HEARING ITEMS

2. H2019-006

Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction Group LLC for a Certificate of Appropriateness (COA) for improvements to a *Medium Contributing Property* being a 0.23-acre parcel of land, identified as Block 20B, Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background of the request. The subject property was a part of the original town incorporation for the City of Rockwall in 1873. On August 05, 2002, the City Council approved Ordinance No. 02-46 zoning the property Planned Development District 50 for Residential Office District land uses. On June 3, 2019, the City Council approved a Specific Use Permit allowing the Restaurant Less Than 2,000 square feet without a Drive-Through or Drive-In land use on the subject property. The existing single-family home is approximately 1,916 square feet, and according to the City of Rockwall's Historic Resources Survey was constructed in 1915 using characteristics of Bungalow style architecture. Bungalow styled homes have a Craftsman influence, and typically have identifying features that include a low-pitched or gabled roof (which is usually hipped), wide unenclosed eave overhangs, exposed roof rafters, decorative or false beams under the gables, and full or partial width porches that are supported by tapered square columns. Previous alterations to the home include a replacement of the exterior wall materials. The structure is two stories, clad with horizontal wood siding, and has a sloped roof design. The subject property is classified as a Medium Contributing Property, which is defined as resources that typically have less architectural and physical integrity and possibly less historic significance than a High Contributing Property; however, they are usually properties that display architectural styles, use unusual construction methods, or for some other reason indicate a potentially significant history in relation to development patterns. In this case, the home is both architecturally and historically significant. The historical significance is tied to its first occupant, Wade McCoulskey. Mr. McCoulskey was a partner in the Bourn-McCoulskey Hardware Company. Mr. McCoulskey, known as Cut, also served as a volunteer firefighter.

Mr. Gonzales went on to share that the applicant is requesting approval of a Certificate of Appropriateness for the purpose of converting a single-family home into a residential-office building. Currently, the applicant is in the process of converting the residential structure to a commercial structure. Since the land use is changing from a residential land use to a commercial land use, the property is required to construct a parking lot and provide ADA

62 compliant access to the proposed residential-office building. The proposed parking lot will have
63 five parking spaces located behind the main structure and two parallel parking spaces located
64 on the north side of the building. Additionally the ADA ramp and sidewalk will be located along
65 the east façade of the building that faces North Goliad Street. Bonafide Betties Pie Company is
66 currently located at 103 S. San Jacinto Street, and is planning to expand their existing business
67 operation by relocating to the subject property. Currently, the subject property has a concrete
68 driveway and approach that is located on the south side of the main structure and accessed
69 from S. Goliad Street. The applicant is proposing to expand the existing driveway to a 24-foot
70 public access easement. This driveway will continue to the western property boundary that
71 connects to the 24-foot public access easement of the adjacent property known as Hallie B's,
72 providing for cross access as required by Planned Development District 50. The applicant is
73 proposing to install five parking spaces located behind the main structure and two parallel
74 parking spaces located on the north side of the building. Staff should note that the Specific Use
75 Permit does allow for the seven parking spaces as depicted on the site plan. Additionally, the
76 SUP requires that a minimum of a six foot tall board on board wood fence be constructed along
77 the western property boundary, replacing the existing chain link fence, and that the second floor
78 area be limited to storage use only. The applicant's scope of work includes repairing/replacing
79 the siding using reclaimed wood to match the existing siding, removing three layers of roofing
80 and installing a new shingled roof, replacement of window panes, installation of an exterior
81 water heater, the addition of Hardie board skirting, painting of the exterior, and the installation of
82 an exhaust vent at the northwest corner of the building. The applicant has submitted photos of
83 the exterior of the building, which depicts the siding being replaced and painted blue. The
84 photos also indicate the window panes have been replaced, and skirting has been added to the
85 building. The applicant has also provided a photo indicating the installation of the exhaust vent
86 which is exposed and visible from the right-of-way. Additionally, the applicant has provided a
87 photo of a home that shows the type of roofing shingles that will be added to the structure and a
88 site plan showing the location of the new parking lot and sidewalk. The proposed ramp will be
89 located at the primary entrance of the building and will connect to the existing porch.
90

91 Mr. Gonzales further noted that according to the Unified Development Code any surface parking
92 shall be provided in well-screened parking lots at the rear or behind the main façade of the
93 building. Additionally, new buildings or alterations shall be compatible with the adjoining area.
94 In this case, the applicant is locating the parking lot to the rear and north side of the property
95 which conforms to the NGC OV district standards. Additionally, since the applicant will install a
96 minimum six foot tall board-on-board fence, the request appears to be in conformance with the
97 overlay district's requirements with regard to parking lot screening. Since, the structure is being
98 converted from a residential land use to a commercial land use, modifications to the site will be
99 required. In this case, the proposed exterior water heater and exhaust vent are located on the
100 north side of the structure with limited visibility. In addition, the ADA ramp in the front of the
101 property will be visible from N. Goliad Street. Due to this visibility the Historic Preservation
102 Advisory Board is tasked with determining if the installation of these units and the ADA ramp
103 will have an impact on the neighboring properties or the historic nature of the subject property.
104 The applicant's request does not appear to negatively impact the subject property or the
105 neighboring properties.
106

107 Mr. Gonzales advised the Board that the applicant was present and available for questions as
108 well as staff.
109

110 Vice-Chairman Clark opened up the public hearing and asked the applicant to come forward.
111

112 Price Pointer
113 602 Williams Street
114 Rockwall, TX
115

116 Mr. Pointer came forward and provided additional comments pertaining to the request.
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118 Vice-Chairman asked if anyone wished to speak to come forward and do so; there being no one
119 indicating such Vice-Chairman Clark closed the public hearing and brought the item back to the
120 Board for discussion or action.

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Vice-Chairman Clark made a motion to approve H2019-006 with staff recommendations. Board member Thompson seconded the motion which passed by a vote of 4-0 with Board members Nichols, Bowlin and Mishler absent.

IV. DISCUSSION ITEMS

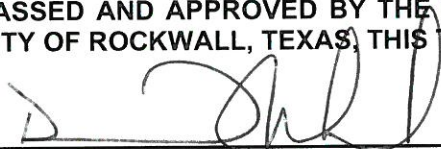
3. Update from Historic Preservation Officer (HPO) regarding historic projects.

Planning Director, Ryan Miller, indicated there are currently no active historic projects.

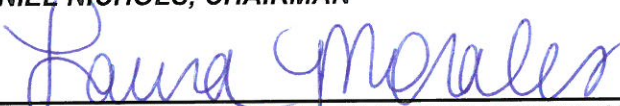
V. ADJOURNMENT

Vice-Chairman Clark adjourned the meeting at 6:21 p.m.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 19 DAY OF September 2019.



DANIEL NICHOLS, CHAIRMAN



ATTEST: LAURA MORALES, PLANNING COORDINATOR

Minutes
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 19, 2019
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Chairman Nichols at 6:02 p.m. Board members present were Dick Clark, Carolyn Francisco and Jay Odom. Absent from the meeting was Board members Mike Mishler, Beverly Bowlin and Maurice Thompson. Staff members present were Planning Director, Ryan Miller, Planning Manager David Gonzales and Planning Coordinator, Laura Morales.

II. OPEN FORUM

Chairman Nichols explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Chairman Nichols closed the open forum.

III. CONSENT AGENDA

1. Approval of Minutes for the June 20, 2019 Historic Preservation Advisory Board (HPAB) meeting.

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

IV. PUBLIC HEARING ITEMS

2. H2019-014

Hold a public hearing to discuss and consider a request by Rob and Christie Gates for the approval of a *Certificate of Appropriateness* (COA) allowing the replacement of a roof on an accessory structure that is situated on a *High-Contributing* property being a 1.503-acre parcel of land, identified as Block 98D, B F Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned for Single-Family 7 (SF-7) District land uses, situated within the Old Town Rockwall (OTR) Historic District, addressed as 104 South Clark Street, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background of the request. The applicants are requesting for the approval of a Certificate of Appropriateness allowing the replacement of a roof on an accessory structure that is situated on a High-Contributing property. The accessory structure is a Non-Contributing building that is located south of the primary structure on the subject property, which is designated as a High Contributing property, and is addressed as 104 S. Clark Street. According to the 2017 Historic Resource Survey the primary structure was constructed circa 1910 and is considered to be significant due to the architectural style used on the structure. Rockwall Central Appraisal District records indicate that the accessory structure was constructed in 1980. The wood framed building is 595 square feet, or 17-feet by 35-feet, and was constructed with a hipped roof. The accessory structure does not have any historical or architectural significance. The accessory structure is currently being used as a pool house and is visible from S. Clark Street, E. Rusk Street, and the Howard Dobbs Elementary School campus. The proposed scope of work includes raising the ridge line of the roof, creating a gabled roof structure that is similar in color and slope as the adjacent accessory structure, the barn on the eastside of the subject property. The applicant has submitted photos of the exterior of the pool house, depicting the existing composition shingled roof and the metal roof of the covered porch. Additionally, a photo of the exiting barn that has a gabled, galvalume R-Panel metal roof has been submitted for comparison. The applicant's intent is to provide consistency with regard to the appearance of the roofs on the accessory structures that are situated on the subject property. Since, this material is different from the existing material and

61 since the subject property is a High Contributing property with a Non-Contributing building,
62 approval of a Certificate of Appropriateness by the Historic Preservation Advisory Board is
63 required prior to construction.

64
65 Mr. Gonzales further noted that according to the Unified Development Code, a roof's shape, form
66 and design should be typical of, or consistent with the style and period of the architecture of
67 buildings within the Historic District and the roof materials/colors should be visually compatible
68 and compliment the style and period where historically typical materials are no longer available,
69 compatible alternatives will be allowed. Additionally, the degree and direction of roof slope and
70 pitch should be consistent with the style and period of the historic structure. In this case, the
71 proposed roofing materials do not appear to meet the requirements of the Historic Preservation
72 Guidelines outlined in the UDC. Specifically, the color, design, and materials are not a
73 compatible alternative that are representative of the style and/or period of primary historic
74 structure on the subject property; however, it could be argued that the current composite
75 material on this structure is also not representative of the style and/or period of the primary
76 historic structure. Based on these findings the applicant's request for the approval of a
77 Certificate of Appropriateness is a discretionary decision for the Historic Preservation Advisory
78 Board.

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80 Mr. Gonzales advised the Board that the applicant was present and available for questions as
81 well as staff.

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83 Chairman Nichols opened up the public hearing and asked the applicants to come forward.

84
85 Christie Gates
86 104 N. Clark Street
87 Rockwall, TX

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89 Mrs. Gates came forward and provided additional comments pertaining to the request.

90
91 Rob Gates
92 104 N. Clark Street
93 Rockwall, TX

94
95 Chairman Nichols asked the Board for questions from the applicant. The Board expressed that
96 the request would be an improvement and indicated being in favor of the request.

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98 Chairman Nichols asked if anyone wished to speak to come forward and do so, there being no
99 one indicating so, Chairman Nichols closed the public hearing and brought the item back to the
100 Board for discussion or action.

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102 Chairman Nichols made a motion to approve H2019-014 with staff recommendations. Board
103 member Clark seconded the motion which passed by a vote of 4-0 with Board members Mishler,
104 Bowlin and Thompson absent.

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107 3. H2019-015

108 Hold a public hearing to discuss and consider a request by Rob and Christie Gates for the approval of a
109 *Building Permit Fee Waiver* for the replacement of a roof on an accessory structure that is situated on a
110 *High-Contributing* property being a 1.503-acre parcel of land, identified as Block 98D, B F Boydston
111 Addition, City of Rockwall, Rockwall County, Texas, zoned for Single-Family 7 (SF-7) District land uses,
112 situated within the Old Town Rockwall (OTR) Historic District, addressed as 104 South Clark Street, and
113 take any action necessary.

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115 Planning Manager, David Gonzales indicated the request was for the same address that was
116 discussed in agenda item 2 and the applicants are requesting approval of a Building Permit
117 Waiver. For a residential property to be eligible for the Building Permit Fee Waiver Program, the
118 property must be located within the Old Town Rockwall Historic District or the Southside
119 Residential Neighborhood Overlay District and involve a minimum investment of \$5,000.00 that
120 is associated with the rehabilitation or restoration of a property. Properties classified as
121 Contributing would be eligible for a full waiver of building permit fees and properties classified

122 as Non-Contributing shall be eligible for a reduction in permit fees of up to 50%. The applicant
123 has provided a scope of work and a valuation of \$5,000.00 for the replacement of the roof.
124 Based on the accessory structure's designation as High-Contributing, the building permit fee
125 would be eligible for a full waiver of the permit fees of \$75.00 fee. Should the Historic
126 Preservation Advisory Board approve the request, the applicants building permit fees would be
127 waived.

128 Mr. Gonzales advised the Board that both the applicant and staff were available for questions.

130 Chairman Nichols opened up the public hearing and asked if anyone wished to speak to come
131 forward and do so, there being no one indicating so, Chairman Nichols closed the public hearing
132 and brought the item back to the Board for discussion or action.

133 Board member Francisco made a motion to approve H2019-015 with staff recommendations.
134 Board member Odom seconded the vote which passed by a vote of 4-0 with Board members
135 Mishler, Bowlin and Thompson absent.

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140 4. H2019-016

141 Hold a public hearing to discuss and consider a request by Rob and Christie Gates for the approval of a
142 *Small Neighborhood Matching Grant* for the replacement of a roof on an accessory structure that is
143 situated on a *High-Contributing* property being a 1.503-acre parcel of land, identified as Block 98D, B F
144 Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned for Single-Family 7 (SF-7) District
145 land uses, situated within the Old Town Rockwall (OTR) Historic District, addressed as 104 South Clark
146 Street, and take any action necessary.

147
148 Planning Manager, David Gonzales indicated that the applicants are requesting the approval of a
149 Small Neighborhood Matching Grant for the purpose of replacing an existing a composition
150 shingled roof on a Non-Contributing accessory structure with a metal roof. The Small
151 Neighborhood Matching Grants Program, allows matching grants to encourage small
152 improvements and beautification projects for properties located within the Old Town Rockwall
153 Historic District or the Southside Residential Neighborhood Overlay District. The program
154 provides matching funds of up to 50% of the total project cost. Properties classified as Non-
155 Contributing are eligible for a total grant of amount up to \$500.00. In order for a High
156 Contributing property to be eligible for the Small Neighborhood Matching Grants Program, the
157 proposed project must include improvements to the exterior of the property visible to the street.
158 Based on the applicant's scope of work, and the estimated valuation of approximately \$5,000.00
159 for the entire project, the replacement of the roof would qualify for a matching grant of up to
160 \$1,000.00; however, due to the location of the improvements and the Non-Contributing nature of
161 the accessory structure, staff would suggest that the Historic Preservation Advisory Board treat
162 the request the same as if it was being requested on a Non-Contributing property with an
163 amount up to \$500.00. With this being said this remains a discretionary decision for the Historic
164 Preservation Advisory Board. As of the date of the memorandum, the Historic Preservation
165 Advisory Board has approved two small matching grants for FY2019 and should this request be
166 approved in full, the Small Neighborhood Matching Grant fund would be reduced to \$2,000.00.

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168 Mr. Gonzales advised the Board that both the applicants and staff were available for questions.

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170 Chairman Nichols opened up the public hearing and asked if anyone wished to speak to come
171 forward and do so, there being no one indicating so, Chairman Nichols closed the public hearing
172 and brought the item back to the Board for discussion or action.

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174 Board member made a motion to approve \$1,000 matching grant for H2019-016. Board member
175 Francisco seconded the vote which passed by a vote of 4-0 with Board members Mishler, Bowlin
176 and Thompson absent.

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179 V. DISCUSSION ITEMS

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181 5. Update from Historic Preservation Officer (HPO) regarding historic projects.
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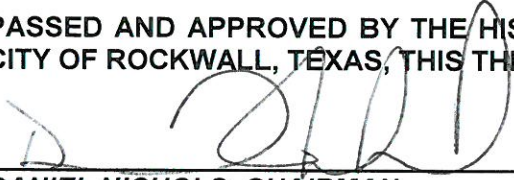
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Planning Director, Ryan Miller, indicated there are currently no active historic projects.

VI. ADJOURNMENT

Chairman Nichols adjourned the meeting at 6:19 p.m.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 17 DAY OF October 2019.



DANIEL NICHOLS, CHAIRMAN



ATTEST: LAURA MORALES, PLANNING COORDINATOR

MINUTES
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 17, 2019
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Chairman Nichols at 6:03 p.m. Board members present were Dick Clark, Carolyn Francisco, Jay Odom, Mike Mishler, Beverly Bowlin and Maurice Thompson. Staff members present were Planning Director, Ryan Miller, Planning Manager David Gonzales and Planning Coordinator, Laura Morales.

II. OPEN FORUM

Chairman Nichols explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Chairman Nichols closed the open forum.

III. CONSENT AGENDA

1. Approval of Minutes for the September 19, 2019 Historic Preservation Advisory Board (HPAB) meeting.

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

IV. PUBLIC HEARING ITEMS

2. H2019-011

Hold a public hearing to discuss and consider a request Michael Cheatham of WillowCreek Custom Homes on behalf of the owners Jim and Peggy Ricketts for a Certificate of Appropriateness (COA) for exterior modifications to a *High Contributing Property* identified as Lot C, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 401 N. Fannin Street, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation of the request. Michael Cheatham of WillowCreek Custom Homes is bringing a request forward on behalf of the owners Jim and Peggy Ricketts for a Certificate of Appropriateness for exterior modifications to a High Contributing Property requesting approval of a Certificate of Appropriateness in conjunction with a building permit fee waiver and a small neighborhood matching grant to allow the expansion of a single-family home by adding a garage and breezeway. The subject property was annexed prior to 1959, zoned Single-Family 7 District, and is situated within the Historic Overlay District. The subject property is recognized as a High Contributing Property, which indicates the property retains a high degree of architectural and physical integrity and possesses strong associations concerning the structure's historic context. The home is approximately 2,447 square feet and based on the 2017 Historic Resources Survey the main area was considered to have been constructed in the Folk Victorian style in 1905. On June 16, 2016, the Historic Preservation Advisory Board approved a Certificate of Appropriateness to allow renovations and expansion of the existing home on the subject property. On September 21, 2017, staff initiated a Reconsideration of Contributing Status request after reviewing the progress of the renovation and recognizing that the High Contributing designation may no longer be appropriate for the property. Following a review, the Historic Preservation Advisory Board passed a motion to allow the subject property to maintain its high-contributing designation and on December 20, 2018, the Historic Preservation Advisory Board approved a Certificate of Appropriateness in conjunction with a small neighborhood matching grant and a building permit fee waiver for the replacement of a fence. The applicant is requesting approval of a Certificate of Appropriateness in

60 conjunction with a building permit fee waiver and a small neighborhood matching grant to allow
61 the expansion of a single-family home by adding a garage and breezeway.
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63 Mr. Miller advised the Board that the applicant was present and available for questions as well as
64 staff.
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66 Chairman Nichols opened up the public hearing and asked the applicant to come forward.
67

68 James Ricketts
69 401 N. Fannin Street
70 Rockwall, TX
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72 Mr. Ricketts came forward and provided additional comments in reference to the request.
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74 Chairman Nichols asked if anyone wished to speak to come forward and do so, there being no
75 one indicating such, Chairman Nichols closed the public hearing and brought the item back to
76 the Board for discussion or action.
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78 After brief discussion, Board member Clark made a motion to approve H2019-011 with staff
79 recommendations. Board member Francisco seconded the motion which passed by a vote of 7-
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82 3. H2019-012

83 Hold a public hearing to discuss and consider a request Michael Cheatham of WillowCreek Custom
84 Homes on behalf of the owners Jim and Peggy Ricketts for a Building Permit Fee Waiver for exterior
85 modifications to a *High Contributing Property* identified as Lot C, Block 122, B. F. Boydston Addition,
86 City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 401 N.
87 Fannin Street, and take any action necessary.
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89 Planning Director, Ryan Miller, provided a brief explanation of the request.
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91 Chairman Nichols opened up the public hearing and asked if anyone wished to speak to come
92 forward and do so, there being no one wishing to do so Chairman Nichols closed the public
93 hearing and brought the item back to the Board for discussion or action.
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95 Chairman Nichols made a motion to approve H2019-012 with staff recommendations. Board
96 member Thompson seconded the motion which passed by a vote of 7-0.
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98 4. H2019-013

99 Hold a public hearing to discuss and consider a request Michael Cheatham of WillowCreek Custom
100 Homes on behalf of the owners Jim and Peggy Ricketts for a Small Matching Grant for exterior
101 modifications to a *High Contributing Property* identified as Lot C, Block 122, B. F. Boydston Addition,
102 City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 401 N.
103 Fannin Street, and take any action necessary.
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105 Planning Director, Ryan Miller, provided a brief explanation of the request and indicated both the
106 applicant and staff would be available for questions.
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108 Chairman Nichols opened up the public hearing and asked if anyone wished to speak to come
109 forward and do so, there being no one indicating such Chairman Nichols closed the public
110 hearing and brought the item back to the Board for discussion or action.
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112 Board member Mishler made a motion to award a \$500 grant to case H2019-013 with staff
113 recommendations. Board member Clark seconded the motion which passed by a vote of 7-0.
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115 V. DISCUSSION ITEMS

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117 5. Update from Historic Preservation Officer (HPO) regarding historic projects.
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119 Planning Director, Ryan Miller, indicated currently there are no ongoing historic projects.
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121 VI. ADJOURNMENT

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Chairman Nichols adjourned the meeting at 6:31 p.m.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 19 DAY OF December 2019.



JAY ODOM, BOARD MEMBER



ATTEST: LAURA MORALES, PLANNING COORDINATOR

MINUTES
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 19, 2019
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Board Member Jay Odom at 6:00 p.m. Board members present were Brad Adams, Carolyn Francisco, and Maurice Thompson. Absent from the meeting were Beverly Thomas, Dick Clark and one vacant chair. Staff members present were Planning Director, Ryan Miller, Senior Planner Corey Brooks and Planning Coordinator, Angelica Gamez.

II. OPEN FORUM

Board member Odom explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Board member Odom closed the open forum.

III. CONSENT AGENDA

1. Approval of Minutes for the October 17, 2019 Historic Preservation Advisory Board (HPAB) meeting.

Board member Francisco made a motion to approve the consent agenda. Board member Thompson seconded the motion which passed by a vote of 4-0.

VI. PUBLIC HEARING ITEMS

2. H2019-017

Hold a public hearing to discuss and consider a request by Rick Cawthon for a Certificate of Appropriateness (COA) for exterior modifications to a Non-Contributing Property identified as a portion of Block 22, F & M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 N. Clark Street, and take any action necessary.

Senior Planner Corey Brooks provided a brief explanation and background of the request. Rick Cawthon, the applicant, is bringing a request forward to obtain a Certificate of Appropriateness allowing him to expand the existing single family home on the subject property. The applicant is proposing to add a total of 1,400 square feet of living space to the rear of the home. In addition to the expansion to the rear of the home, the applicant is proposing to modify the front of the home by widening the existing front porch, replacing the existing wrought-iron posts with wood posts, and adding a front-facing gable above the porch. According to the applicant, the new roof will match the existing roofs' overhang and fascia. Additionally, the applicant is proposing to remove the existing siding and replace with a new cementitious lap siding. This case is a non-contributing property and, according to the Unified Development Code, the home does not have to adhere to the Historic Preservation Guidelines outlined in the Unified Development Code. However, since the home is located within 300-feet of a High Contributing property the Historic Preservation Advisory Board is tasked with determining if the addition is compatible with the historic district and will not adversely affect the adjacent High Contributing property.

Mr. Brooks advised the Board that the applicant was present and available for questions as well as staff.

Board member Odom opened the public hearing and asked if anyone wished to come forward and speak then proceeded to ask the applicant to come forward.

Rick Cawthon

61 205 N. Clark
62 Rockwall, TX 75087

63
64 Mr. Cawthon came forward and provided additional comments in reference to the request.

65
66 Board member Odom closed the public hearing and brought the item back to the Board for
67 discussion or action.

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69 Board member Odom made a motion to approve item H2019-017 with Board member Thompson
70 seconding the motion which passed by a vote of 4-0.

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73 3. H2019-018

74 Hold a public hearing to discuss and consider a request by Rick Cawthon for a Small Matching Grant
75 allowing exterior modifications to a Non-Contributing Property being a 0.323-acre tract of land identified
76 as a portion of Block 22, F & M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-
77 Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as
78 205 N. Clark Street, and take any action necessary.

79
80 Senior Planner Korey Brooks provided a brief explanation and background of the request. The
81 applicant Rick Cawthon is requesting a Small Matching Grant allowing exterior modifications to
82 a non-contributing property addressed as 205 N. Clark Street. In order for the grant to qualify,
83 the property should have these exterior modifications visible from the street. The replacement
84 for the hardie board, in particular, qualify for the matching grant up to \$500 should the Board
85 approve the applicant's request. So far this year, the Board has approved one other small
86 matching grant of \$1000.00 and should this be approved will reduce the small matching funds to
87 \$3500.00. Senior Planner Brooks then told the Board he would be available to answer questions.

88
89 There being no one doing such, they asked the applicant to come forward.

90
91 Rick Cawthon
92 205 N. Clark Street
93 Rockwall, TX 75087

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95 The applicant came forward and provided additional comments to the request.

96
97 Board member Odom opened the public hearing and there being no one coming forward, closed
98 the public hearing and brought the item back to the Board for discussion or action.

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100 Board member Francisco made a motion to approve item H2019-018 with Board member Odom
101 seconding the motion which passed by a vote of 4-0, with Board members Beverly Thomas and
102 Dick Clark absent.

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105 4. H2019-019

106 Hold a public hearing to discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on
107 behalf of the owner Frank Fite, II for the approval of a Certificate of Appropriateness (COA) for the
108 construction of a new office building on a 0.4590-acre Non-Contributing Property identified as Lot A,
109 Block 124, B. F. Boydston Addition, City of Rockwall, Rockwall, Texas, zoned Planned Development
110 District 50 (PD-50), situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as
111 810 N. Goliad Street, and take any action necessary.

112
113 Planning Director, Ryan Miller, provided a brief explanation and background of the request. Jeff
114 Carroll of Carroll Architects is bringing a request forward, on behalf of the owner Frank Fite II,
115 for the approval of a Certificate of Appropriateness for the purpose of constructing a 4,987
116 square foot office building. The request is coming before the Board so they can look at the
117 elevations proposed and compare them to the Historic guidelines and make any
118 recommendations necessary to the Planning and Zoning Commission. The Board is also being
119 charged with issuing a COA because the property is 300 feet from a contributing property.
120 According to the Unified Development Code, all development within the North Goliad Corridor
121 Overlay is required to mimic one of the following styles: Bungalow, Cottage, Craftsman, Folk

122 Victorian, or Queen Anne. In this case, the building elevations submitted by the applicant are
123 drawn to conform to the Craftsman style, which is described as being an extension of the early
124 bungalow style, the craftsman design included a low-pitched gabled roof with a wide,
125 unenclosed eave overhang, having roof rafters are usually exposed and decorative beams or
126 braces are commonly added under gables. Also, porches are either full or partial-width, with a
127 roof often supported by tapered square columns where the most distinctive features of this are
128 the junctions where the roof joins the wall, where the most ornamentation occurs. Planning
129 Director Miller went on to say that the building mentioned would be in compliance with height
130 restrictions as well. Mr. Miller explained how the applicant had oriented the building so that the
131 main entry is on the side of the building.
132

133 One recommendation that was made to the applicant was that they look into incorporating a
134 front entry to maintain that residential look. In regards to the roof, the guidelines state that the
135 roof shape, form and design should be typical of or consistent with the style and period of the
136 architecture of buildings within the Historic District and its materials or colors should be visually
137 compatible and complimentary of the style and period of the structure. In this case, the
138 applicant is proposing to utilize a traditional composite asphalt shingle, which is visually
139 compatible with other structures in the district; however, the applicant is also proposing to
140 utilize standing seam metal roofing as an accent material on certain portions of the roof. This
141 has been used on other properties, but does remain a discretionary decision for the Historic
142 Preservation Advisory Board when considering the Certificate of Appropriateness.
143 When looking at the side yard and front yard setback, the applicant is in compliance with the
144 exception of the stairs on the side. Mr. Miller then explained that he had spoken with the
145 applicant before the meeting and he's thinking of moving the stairs to the rear of the property.
146 With regards to the driveway spacing and paving materials, the applicant is in compliance. The
147 parking areas for commercial development should be as hidden as possible according to the
148 guidelines. The idea is to maintain that residential look up and down the street. In this case, the
149 applicant does need to revise his landscape plan to provide screening of the parking areas as
150 they are on the side and will be highly visible and that was listed as one of their conditions of
151 approval. The only other issue with this property is that it has residential adjacency meaning
152 that it backs up to the City's water yard and it is zoned as Single Family. As a result, it does
153 require a masonry yard but as an alternative the Planning and Zoning commission can consider
154 a living screen and have it incorporated along the back to shield the water yard from their
155 property. That living screen states that it should also incorporate a wrought iron fence but since
156 there is already a chain link fence then the applicant was told that it would be appropriate to
157 leave the chain link fence and provide the landscaping. However, Mr. Miller told the Board that
158 should they have a recommendation in regards to this that it would be appropriate at this time.
159

160 Also, Mr. Miller stated that they have told the applicant to provide a new landscaping plan to
161 address the three tiered screening and the side yard setback with the stairs. The Architectural
162 Review Board would have to review the Historic Board's recommendations when they're making
163 their recommendations to the Planning and Zoning Commission.
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165 With that, Mr. Miller advised the Board that the applicant was present and available for questions
166 as well as staff.
167

168 Board member Odom then asked the applicant to come forward.
169

170 Jeff Carroll
171 750 E. Interstate 30, Suite 110
172 Rockwall, TX 75087
173

174 Mr. Carroll came forward and provided further information in reference to the request.
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176 Board member Odom opened the public hearing and asked if anyone wished to speak to come
177 forward and do so, there being no one indicating such, Board Member Odom closed the public
178 hearing and brought the item back to the Board for discussion or action.
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180 After brief discussion, Board member Odom made a motion to approve the item H2019-019 with
181 staff recommendations. Board member Francisco seconded the motion with the item passing by
182 a vote of 4-0.

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V. DISCUSSION ITEMS

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

Planning Director, Ryan Miller, indicated currently there are no ongoing historic projects.

VI. ADJOURNMENT

Board member Odom adjourned the meeting at 6:40 p.m.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE
CITY OF ROCKWALL, TEXAS, THIS THE 21 DAY OF May ~~2019~~ 20



JAY ODOM, BOARD MEMBER



ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR