

MINUTES
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 16, 2017
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, Maurice Thompson, Carolyn Francisco, Beverly Bowlin and Mike Mishler. Board member Jay Odom was absent from the meeting. 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 December 15, 2016 Historic Preservation Advisory Board meeting.

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

Board member Odom arrived at the meeting at 6:04 p.m.

III. PUBLIC HEARING ITEMS

2. H2017-001

Hold a public hearing to discuss and consider a request by Tyler and Megan Riddle for the approval of a Certificate of Appropriateness (COA) allowing the renovation and expansion of an existing single-family home on a *Medium Contributing* property being a 1.181-acre parcel of land identified as Block 51, B.F. Boydston 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 307 S. Clark Street, and take any action necessary.

Planner, Korey Brooks, gave an explanation of the request stating that the applicant is requesting approval of a COA for the purpose of expanding and renovating an existing single family home that is approximately 1,649 square feet. Additionally, the applicants have submitted separate requests for a building permit fee waiver and a small matching grant. The subject property is addressed as 307 S. Clark Street and is recognized as a medium-contributing property, which indicates that the property has significant architectural and/or historic characteristics and based on the Rockwall Central Appraisal District records the main area is considered to have been constructed in 1890.

Mr. Brooks provided current building elevations as well as the proposed building elevations and stated that the applicants are proposing to expand the existing single-family home by 500 sq. ft. to allow for an additional bedroom and an additional 1½-bath. Additionally, the applicants are proposing to replace the rooftop patio with a pitched roof which will be more compatible with homes constructed during that time period. The current siding on the home and carriage house is a mixture of wood siding and hardy board siding, and the expansion will utilize similar materials to match the existing materials. Additionally, according to the applicants if any windows need to be replaced they will be replaced with windows that will match the existing windows. The applicants are also proposing to replace the current stone on the front porch with brick and to paint the main home. Lastly, the applicants are proposing to add a carport and paint the carriage house.

59 Mr. Brooks further stated that according to the UDC, a contributing structure is a building, site,
60 structure, or object which adds to the historical architectural qualities, historical associations, or
61 archaeological value for which a property or district and meets one of two guidelines which are
62 that either it was present during the period of significance and possesses historical integrity
63 reflecting its character at that time or is capable of yielding important information about the
64 period; or, it independently meets the National Register criteria. According to the UDC the HPAB
65 has the ability to approve a COA as long as the improvements do not affect the character of the
66 site and the proposed work is consistent with the regulations contained within the UDC.
67 According to the UDC, Building Facades and Materials it states that 1.) All exterior wood and
68 masonry materials and their use should be compatible to the style and period of the building or
69 structure. 2.) The existing building facade materials on a building should be respected and not
70 be changed or concealed by the introduction of a different material. 3.) When the existing facade
71 materials are not the original type, then materials may be replaced with, or returned to the
72 original type. 4.) Materials, structural and decorative elements and the manner in which they are
73 used, applied or joined together should be typical of the style and period of the existing
74 structure. New additions, alterations and new construction should be visually compatible with
75 neighboring historic buildings or structures. Mr. Brooks went on to add that in reference to the
76 roof there were also five criteria that must be met and those are 1.) Roof shape, form and
77 design should be typical of or consistent with the style and period of the architecture of
78 buildings within the Historic District. 2.) The roof overhang for a new structure should be typical
79 of a structure of similar style and period. Replacement, addition or alteration to an existing roof
80 should have the same overhang as the existing roof. 3.) The eaves or soffit heights of a
81 structure should be consistent with the heights of neighboring contributing structures or with
82 those in the closest block face with buildings of a similar period and style and the same number
83 of stories. 4.) Roof materials/colors should be visually compatible and compliment the style and
84 period of the structure. Where historically typical materials are no longer available, compatible
85 alternatives will be allowed. 5.) The degree and direction of roof slope and pitch should be
86 consistent with the style and period of the historic structure.

87
88 Mr. Brooks went on to state that in this case, the applicants' request is in conformance with all
89 the guidelines for renovations and expansions of single-family homes within the City's historic
90 district and the proposed structure does generally incorporate similar design elements as
91 adjacent properties and approval of the request does not appear to impair the historical integrity
92 of the subject property.

93
94 Mr. Brooks advised the Board that the applicant was present and staff was available for
95 questions.

96
97 Chairman Nichols asked staff if the current roof top patio original to the home. Mr. Brooks stated
98 that according to the applicant it is not original to the home and is from a different time period.
99 Chairman Nichols asked if the additional 500 feet would come from adding the dormer and
100 would that be on the second floor. Mr. Brooks stated the applicant could further elaborate on
101 that question.

102
103 Chairman Nichols noted that the carriage house carport is set off the road quite a bit and at a
104 lower elevation therefore the carport wouldn't really be seen from the road. Mr. Brooks stated
105 that was correct.

106
107 Board member Thompson asked what the material of the carport would be. Mr. Brooks stated
108 the applicant could better answer that question.

109
110 Chairman Nichols opened up the public hearing and asked the applicant to come forward and
111 speak.

112
113 Tyler Riddle
114 307 S. Clark Street
115 Rockwall, TX

116
117 Mr. Riddle came forward and addressed Board member Thompsons question stating that the car
118 port will be consistent with the primary structure.

119 Chairman Nichols asked if the back part of the carport would be closed in or will they be able to
120 drive thru it. Mr. Riddle stated it wouldn't be an extended driveway but you would still be able to
121 drive thru it and it will be a continued patio and be open.
122

123 Chairman Nichols asked concerning the additional square footage if that would increase the first
124 floors footprint of the building. Mr. Riddle stated that the square footage would come from
125 adding a half bath downstairs and extending the back part of the kitchen about 7 feet by 13 feet
126 and adding an additional room and bedroom on the second story along the back of the house.
127

128 Board member Mishler asked if the bedroom is in the attic area of the home. Mr. Riddle stated
129 that it was.
130

131 Board member asked why there would be a difference in color from the main house and the
132 carport. Mr. Riddle stated
133

134 Board member Bowlin asked why the carriage house would be a different house than the main
135 house. Mr. Riddle stated it goes back to some history aspect of the home.
136

137 Chairman Nichols asked concerning the siding if it would match the same reveal. Mr. Riddle
138 stated it would.
139

140 Chairman Nichols asked if there was anyone wishing to speak to come forward and do so, there
141 being no one indicating such, Chairman Nichols closed the public hearing and brought the item
142 back to the Board for discussion or motion.
143

144 Board member Mishler made a motion to approve with staff recommendations. Board member
145 Francisco seconded the motion which passed by a vote of 7-0.
146
147

148 IV. ACTION ITEMS

149 3. H2017-002

150 Discuss and consider a request by Tyler and Megan Riddle for the approval of a waiver to the
151 building permit fees associated with the renovation and expansion of an existing single-family
152 home on a *Medium Contributing* property being a 1.181-acre parcel of land identified as Block
153 51, B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7
154 (SF-7) District, situated within the Historic Overlay District and the Old Town Rockwall (OTR)
155 Historic District, addressed as 307 S. Clark Street, and take any action necessary.
156

157
158 Planner, Korey Brooks, gave a brief explanation of the request stating the applicants are
159 requesting a Building Permit Fee Waiver/Reduction for the purpose of renovating and expanding
160 an existing the existing home. In order for residential properties to be eligible for the building
161 permit fee waiver/reduction program the property must be located in the Old Town Rockwall
162 Historic District or the Southside Residential Neighborhood Overlay District and must involve a
163 minimum investment of \$5,000 associated with the rehabilitation or restoration of a property.
164

165 Mr. Brooks further stated that properties classified as Contributing High, Medium, or Low
166 Contributing shall be eligible for a full waiver of building permit fees. Based on the estimated
167 valuation of \$110,500 for the remodel/rehabilitation, the permit fees would be approximately
168 \$1,064.05. Should the Historic Preservation Advisory Board approve the request, the applicants
169 would be eligible for a full waiver of permit fees.
170

171 No discussion took place concerning this agenda item.
172

173 Board member Clark made a motion to approve the COA. Board member Bowlin seconded the
174 motion which passed by a vote of 7-0.
175
176
177

178 4. H2017-003

179 Discuss and consider a request by Tyler and Megan Riddle for the approval of a small
180 matching grant associated with the renovation and expansion of an existing single-family
181 home on a *Medium Contributing* property being a 1.181-acre parcel of land identified as Block
182 51, B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7
183 (SF-7) District, situated within the Historic Overlay District and the Old Town Rockwall (OTR)
184 Historic District, addressed as 307 S. Clark Street, and take any action necessary.
185

186 Planner, Korey Brooks, gave a brief explanation of the request stating that the Small
187 Neighborhood Matching Grants Program is an incentive to encourage small improvements or
188 beautification projects for residential properties within the City's historic districts. This program
189 provides matching funds of up to 50% of the total project cost. For a residential property to be
190 eligible for the Small Matching Grant Program, the property must be located within the Old Town
191 Rockwall Historic District or the Southside Residential Neighborhood Overlay District and must
192 involve improvements to the outside of the property and visible to the street. Based upon the
193 applicant's scope of work, the following exterior renovations would be eligible for the Small
194 Neighborhood Matching Grant: painting the exterior of the house, replacing the rooftop patio
195 with a pitched roof, replacing windows, and replacing the stone on the front porch with brick.
196 Properties classified as Non-Contributing shall be eligible for a total grant amount of up to
197 \$500.00 and properties that are Contributing or Landmarked Properties are eligible for a grant
198 amount of up to \$1,000. Based on the estimated valuation of \$110,500 for the
199 remodel/rehabilitation, the applicants would be eligible for a total grant amount of \$1,000, should
200 the Historic Preservation Advisory Board approve the request.
201

202 Mr. Miller added that this is a new program that was put into place this year and this is the first
203 application. The HPAB is allocated \$5,000 and that \$5,000 is distributed by the Board on a first
204 come first served basis. The Board could issue up to five grants to contributing properties for a
205 total of \$1,000 each or \$500 to non-contributing properties.
206

207 Board member Thompson asked if it was \$5,000 per fiscal year. Mr. Miller stated it would be.
208

209 Board member Mishler asked what the average applications per year. Mr. Miller stated that for
210 COA's they have been averaging anywhere from five to eight applications a year.
211

212 General discussion took place among the Board concerning the amount of funds that should be
213 approved.
214

215 Board member Thompson made a motion to approve \$1,000. Board member Mishler seconded
216 the motion which passed by a vote of 7-0.
217

218
219
220 V. DISCUSSION ITEMS
221

222 5. Update from staff on the Historic District Resource Survey.
223

224 Senior Planner, David Gonzales, went over what the Historic Board has approved and what the
225 consultant Hardy Heck and Moore has provided in the form of a preliminary draft of the Historic
226 Resource Survey that was started last year. They had representatives come out in October of
227 2016 and walked the Historic District and took a look at all the resources within the Historic
228 District as well as within PD-50. After having taken a look at those they reported 271 resources
229 that they photographed and gathered additional data and architectural styles and any changes.
230 They took that information and put it in the form of a preliminary draft for the Board to review
231 and if there are any recommendations from the Board HHM can include those in their final draft
232 and that final draft should be provided to staff sometime in March and staff will bring that to the
233 Board for its adoption. Once it is adopted it will be brought to City Council for approval of any
234 changes.
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236 No discussion took place concerning this agenda item.

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

Planning Director, Ryan Miller, advised the Board that the only project that is currently being worked on is the survey of which Mr. Gonzales already briefed the Commission on. Mr. Miller added that concerning the Small Matching Grant staff has high hoped for that program and asked the Board if they knew of anyone within the Historic District interested in the program to direct them to the City as there are funds available.

Board member Mishler asked if the \$5,000 is the limit for the year. Mr. Miller stated \$5,000 is the cap for the year.

Chairman Nichols asked if there would be an inspection upon completion of the work to ensure that the work was done. Mr. Miller stated the check would not be given to the recipient until the project is complete and it has been inspected.

No further discussion took place concerning this agenda item.

VI. ADJOURNMENT

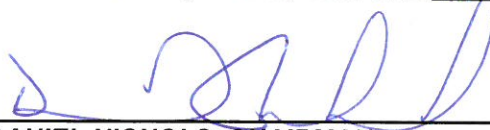
Chairman Nichols adjourned the meeting at 6: 38 p.m.

VII. TRAINING SESSION

7. *Historic Preservation Advisory Board (HPAB) Work Session*

A work session will be held in the City Council meeting room immediately following the adjournment of the February 16, 2017 Historic Preservation Advisory Board (HPAB) meeting for the purpose of reviewing the preliminary recommendations for the Historic Resource Survey provided by *Hardy, Heck, Moore, Inc. (HHM)*. This work session will be open to the general public.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 29 DAY OF April 2017.



DANIEL NICHOLS, CHAIRMAN



ATTEST: LAURA MORALES, PLANNING COORDINATOR

MINUTES
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 20, 2017
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, Carolyn Francisco, Beverly Bowlin and Jay Odom. Board member absent was Mike Mishler. 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 February 16, 2017 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. PUBLIC HEARING ITEMS

2. H2017-004

Hold a public hearing to discuss and consider a request by Robert Proctor for the approval of a Certificate of Appropriateness (COA) allowing for the demolition of an existing structure (Old Rockwall Water Pump House) on a High Contributing Property being a 0.50-acre parcel of land identified as Block 120C, B.F. Boydston & Ballard Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HO) District and the Old Town Rockwall (OTR) Historic District, generally located at the northwest corner of E. Rusk Street and N. Clark Street, addressed as 611 E. Rusk Street, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating the applicant is requesting a Certificate of Appropriateness to allow the demolition of the property located at the northwest corner of E. Rusk and E. Rusk Street and is better known as the Old Rockwall Pump House which has been in existence since 1935. The applicant has cited some issues with the property and is requesting to demolish because the property has been abandoned for some time. Mr. Gonzales provided a picture that showed the state in which the property was in in 2004 and further explained that when the last survey was done in 1999 the property was vacant but was recognized as a high contributing property for the District. However after looking at the characteristics of the property it does not have anything that blends in with the rest of the Historic District. The applicant has indicated that the reason behind the request to demolish is that it is not being used, the condition it is currently in, along with numerous repairs that are needed he feels it would take too much to bring it into compliance. Mr. Gonzales further stated that according to section 6.2.J.1 Demolition, of Article V, District Development Standards, of the Unified Development Code, a Certificate of Appropriateness is required prior to receiving a permit for demolition of a property that is within the historic district. As part of this process the applicant is required to establish a hardship based on the following criteria: a) the property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible; and b) the property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and c) Efforts to find a purchaser interested in acquiring the property and preserving it have failed; and/or d) The structure or property is in such condition as to be irreparably damaged and as such poses a nuisance to the surrounding area and is a "threat" to the health, safety and general welfare of

59 the community. Therefore Mr. Gonzales added that it would be up to the Board to determine
60 there is a hardship or if Mr. Proctor would be able to demonstrate that a hardship does indeed
61 exist on the property. If a hardship cannot be established then the Board can consider the option
62 of delaying the demolition in accordance with Section 6.2.J.2, for Demolition Delay, of the UDC
63 which essentially indicates that the issuing of a demolition permit could be delayed up to 60
64 days from the day of the approval and therefor allows the Historic Preservation Officer to work
65 with the Historic Board to notify all potentially interested parties of the pending demolition in
66 order to allow such parties to take whatever steps they deem appropriate to accomplish the
67 preservation of the subject property. However if it is determined by the director of planning in
68 consultation with the historic preservation officer that a property poses an immediate threat to
69 the public health and safety, this determination would be reported to the City Manager who
70 could instruct the building official to issue a demolition permit thru the Building Official.

71
72 Mr. Gonzales further explained that the applicant has stated that the property is in a state of
73 disrepair and he does believe that it is a nuisance. In addition when the City's consultant Hardy
74 Heck & Moore completed the survey of the Old Towne Rockwall Historic District they noted
75 some changes to the property and lowered the designation from High Contributing to a Medium
76 Contributing property however when staff met with the Board back in February during the Work
77 Session the Board took a look at the subject property and amended the recommendation from
78 HHM to a Low Contributing property. Mr. Gonzales went on to state that approval of a Certificate
79 of Appropriateness for a demolition is a discretionary decision for the Board and should the
80 Board chose to move forward with a demolition permit the applicant would have to make sure
81 that property is demolished within 180 day period otherwise the permit would expire. Mr.
82 Gonzales went on to state that after the meeting if the structure is not secured it will need to be
83 secured from the general public to not allow access to the interior of the structure until such
84 time the demolition occurs should it be approved for demolition.

85
86 Mr. Gonzales advised the Board staff was available for questions and that the applicant was
87 present and available for questions as well.

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

90
91 Robert Proctor
92 (No address given)

93
94 Board member Bowlin asked the applicant how long he has owned the property. Mr. Proctor
95 stated he has owned it for over five years.

96
97 Board member Francisco asked if there was anything inside of the building. Mr. Proctor stated
98 the building is fairly empty and there is nothing usable. He added that the foundation is breaking
99 on the east side of the building and is shifting.

100
101 Board member Thompson asked if there was any of the original pumping within the structure.
102 Mr. Proctor stated there is not however he has looked into doing some restoration because he
103 would have liked to make well viable again but was unable to find any history on the building
104 anywhere of when it was an active well.

105
106 Board member Clark asked concerning the foundation issues Mr. Proctor indicated the structure
107 had and asked how much was the wall being affected by the foundation issues. Mr. Proctor
108 stated that it had large cracks.

109
110 Board member Odom asked if there were any engineering reports or anything completed by a
111 professional that states it is in disrepair. Mr. Proctor stated that he does not have any report but
112 that he has had two contractors look at the structure and was told that it would have to be torn
113 down to rebuild properly.

114
115 Board member Odom asked what he intended to do with the property once the building is
116 demolished. Mr. Proctor stated he was not entirely sure what he wanted to do with the property
117 but has looked into possibly making it into a parking lot as Rockwall develops and the new Hwy
118 66 comes thru. He added that since it is zoned Residential he also thought about building a few

119 houses or condos, but at this time there are no definite plans as to what he may do with the
120 property.

121
122 Mr. Odom noted that it had been designated at one time as a High Contributing property and no
123 one seems to know why and would be interested to know if there is any further history on the
124 property indicating why it was designated as such.

125
126 Board member Clark asked if the contractors that looked at the wall felt that the wall was in
127 immediate danger of collapsing. Mr. Proctor stated it was not in immediate danger of collapsing
128 and the building is secured with a lock.

129
130 Board member Bowlin asked if in the time the he has owned the property has he tried to sell the
131 property. Mr. Proctor stated he did at some point had it listed for about six months but he was
132 under the impression that it was zoned Commercial and once it was realized it was residential
133 the potential buyers backed out.

134
135 Mr. Proctor added that he has been unable to locate any piping leading to a well or any
136 additional information that would allow him to begin to try to restore it to its original condition.

137
138 Chairman Nichols asked if there was anyone in the audience who wished to speak or had any
139 pertinent information of the history of the property to come forward.

140
141 Jan Johnson
142 303 N. Clark
143 Rockwall, TX
144

145 Ms. Johnson came forward and stated she is a native to Rockwall and is familiar with the
146 building. It was at one point a washateria and has been there for over 75 years. Ms. Johnson
147 added that she was not concerned as much as what contribution it would be designated but
148 rather what it would be developed in the future. Chairman Nichols asked Ms. Johnson if by
149 looking at pictures of the building that staff provided did it appear that it was the original
150 structure. Ms. Johnson stated it appeared to be.

151
152 Chairman Nichols asked if anyone else wished to speak to come forward to do so, there being
153 no one indicating such, Chairman Nichols closed the public hearing and brought the item back
154 to the Board for discussion or a motion.

155
156 Board member Francisco asked if the demolition was approved and applicant proposed to
157 construct a parking lot would that require a zoning change. Mr. Miller stated the property is
158 currently zoned SF-7 which is for single family homes there would have to be a zoning change
159 in order to provide for a parking lot. Mr. Miller added that the applicant could not rezone this
160 single property because that would be spot zoning.

161
162 Chairman Nichols noted that the question at hand was whether to approve to demolish or to
163 delay the process and if that is decided to what degree should it be delayed.

164
165 Board member Odom asked staff concerning the 60 day delay that could be provided to allow
166 further research to be done. Mr. Gonzales stated a 60 day delay could be provided in order to
167 allow the Board the ability to notify interested parties pending a demolition order to allow any
168 steps to accomplish the preservation of the subject property.

169
170 Chairman Nichols asked staff if a vote was taken to delay, how would that affect the applicant
171 with concern to any code violations issues he currently has. Mr. Gonzales stated that since the
172 applicant has made an application to demolish the structure and is moving forward with the
173 process it would put a stay on any code violations.

174
175 Board member Odom asked the applicant at the time he purchased the property Mr. Proctor
176 stated originally he did want to restore, but as he worked on the restoration he was unable to
177 find any information on the building to move forward with the restoration. Board member Odom
178 asked the applicant if he has talked to the Rockwall and done any research on it. Mr. Proctor

179 Board member Odom asked if any notifications were sent out advising the public that it could be
180 demolished. Mr. Miller stated it is not a requirement to send out notifications, but rather just hold
181 a public hearing.
182

183 General discussion took place between the Board concerning what the benefits of delaying the
184 decision to demolish and what contributions it would add to the Historic District to look into
185 restoring the structure instead.
186

187 Board member Odom made a motion to approve a 60 day delay. Board member Bowlin
188 seconded the motion which passed by a vote of 6-0, with Board member Mishler absent. Mr.
189 Miller added that as the Historic Preservation Officer, staff will post notification in the newspaper
190 notifying of the Boards decision and would then report back to the Board at the next meeting
191 outlining what has been done to notify the public and if there was any interested parties.
192

193 3. Historic Resources Survey

194 Hold a public hearing to discuss and consider the adoption of the Historic Resources Survey
195 as recommended by the City's consultant Hardy, Heck, Moore, Inc., and take any action
196 necessary.
197

198 Senior Planner, David Gonzales, gave a brief recap of the history of the agenda item stating that
199 the City hired a consultant firm, Hardy Heck & Moore, who came out in October to resurvey the
200 Historic District. In February after they completed the survey and put the data together and
201 brought it forward, the HPAB met on February 16th to review that preliminary draft of that report.
202 There were changes to the report, however many of the changes were positive changes and any
203 change in designation does not change the properties remaining a part of the Historic District
204 and that the historic guidelines would still apply whether a property is contributing or not.
205

206 Mr. Gonzales provided a power point that went over the changes for the individual properties
207 that were changed designations from what the Board went over in February and the findings
208 from the consultant. The power point included landmark properties in which designations were
209 changed and Mr. Gonzales spoke of rescinding and how the process within that. After providing
210 the Board with the power point that went over the changes Mr. Gonzales advised the Board that
211 they could move forward with adopting the changes that were made or delaying the adoption of
212 the report. Mr. Gonzales further stated staff is still working with the consulting firm in finalizing
213 all of the final details and will receive the final revisions and should the changes be adopted staff
214 will meet with the consultants that all changes get added to the final version.
215

216 Mr. Gonzales advised the Board he was available for questions.
217

218 Board member Francisco asked concerning one of the properties, the Spafford House that Mr.
219 Gonzales spoke of the Ordinance being rescinded, and asked for further clarification. Chairman
220 Nichols noted that was a Landmark property. Mr. Gonzales explained that a Landmark property
221 is a property that is outside the designated Old Town Rockwall Historic District, and whenever
222 any of those come in to the District they come in thru Ordinance therefore an Ordinance was
223 brought in for that property and in order to remove the status of a landmark on the ordinance the
224 ordinance needs to be revoked.
225

226 Chairman Nichols opened the public hearing and asked if anyone wished to speak to come
227 forward and do so.
228

229 Carol Crow
230 504 Williams Street
231 Rockwall, TX
232

233 Ms. Crow came forward and expressed concern as to why some properties have not been
234 included in the District as she feels the Historic District was formed to preserve the old houses
235 within the area and there are several that are not included that she believes should. Also, she
236 asked what significance if any the designation properties are given has and asked for further
237 clarification on that. Mr. Miller explained that it has significance if for example a property is
238 Contributing or Non Contributing in that noncontributing properties are properties that are not

239 considered to have a historical significance to the District but they are in the District therefore
240 those would still be required to get a Certificate of Appropriateness to make changes because
241 they may have an impact on adjacent historic properties. Mr. Miller added that Historic
242 properties are deemed to be historically significant and High, Medium and Low is used more for
243 staff to track a property as it is restored or as it detracts from its historic value. The contributing
244 and noncontributing makes a difference in the new programs that were recently put into place
245 because it affects the amount of money one is eligible for thru those programs.
246

247 Ms. Crow spoke of a desire for there to be more information to the property owners within the
248 District of the programs that are available to them.
249

250 Chairman Nichols noted that in reference to Ms. Crow's question as to why some properties
251 have not been added to the Historic District stating that when the Historic District was originally
252 drawn there were some property owners who did not want to be in the District and opted out,
253 however any homeowner at any time can submit an application to request to be brought in.
254

255 Mr. Miller added that the City has recently become a Certified Local Government and will be
256 required on a five year basis to update the survey.
257

258 Patrick Trowbridge
259 601 Parks Ave
260 Rockwall, TX
261

262 Mr. Trowbridge came forward and asked how much the survey costs. Mr. Gonzales stated that
263 the survey that was just completed cost \$10,000 of which the City paid half and the other half
264 was paid for by a grant from the Texas Historical Commission.
265

266 Karen Terry
267 704 Williams St
268 Rockwall, TX
269

270 Ms. Terry came forward and stated she recently moved into her house that is within the Historic
271 District and would like to know where she could get information as to what designation her
272 house has. Mr. Gonzales advised Ms. Terry that that information could be obtained within the
273 City website and added later on within the agenda staff would be providing additional
274 information that would help answer questions property owners had and also to go over the grant
275 programs the City offers.
276

277 Michael Caffey
278 311 S. Fannin Street
279 Rockwall, TX
280

281 Mr. Caffey came forward and asked how long the grants have been in place. Mr. Gonzales stated
282 it was recently when the City became a Certified Local Government. Mr. Caffey generally
283 expressed his appreciation for having programs that give property owners incentive to beautify
284 their homes, he added that he recently re-landscaped his lawn and would have liked to take
285 advantage of the program.
286

287 Chairman Nichols asked if there was anyone else who wished to speak to come forward and do
288 so, there being no one indicating such Chairman Nichols closed the public hearing and brought
289 the item back to the Board for discussion or motion.
290

291 Board member Francisco made a motion to approve the adoption of the survey. Board member
292 Clark seconded the motion, which passed by a vote of 6-0, with Board member Mishler absent.
293

294 IV. ACTION ITEMS

- 295 4. Historic Texas Cemetery Recognition Signage
296
297

298 Discuss and consider cemetery signage for the purpose of recognizing two (2) historic
299 cemeteries and consider a city owned cemetery, and take any action necessary.
300

301 Senior Planner, David Gonzales, gave a brief explanation of the request stating that staff
302 received a recommendation from the Rockwall Historical Commission to take a look at a couple
303 of Texas Historic Cemeteries locally that are recognized by the State of Texas. The request was
304 to take a look at signage for the historical markers for the Nathan Butler Cemetery, Glen Hill
305 Cemetery and a third one which Gardenhire which is a City owned cemetery. Mr. Gonzales
306 provided location maps of the sites as well as pictures of the four Texas Historical Markers that
307 are available thru the Texas Historical Commission's website. The City owned cemetery has not
308 been designated by the Historical Commission however it has been requested that a sign be
309 included for it as well and the cost for all three will be \$1,340. If the Board chooses to move
310 forward, funding would require City Council approval and there are two ways it can be done, one
311 being the money could be allocated in next year's budget which would be for November 2017 or
312 the HPAB Board members could appear before the City Council to request thru their discretion
313 to be able to appropriate the funds during this existing budget year. Mr. Gonzales went on to
314 state that part of the request is to recognize the National Commemoration of the end of World
315 War I and to honor the Veterans that served in the war and there being Veterans buried within
316 these cemeteries it is appropriate to be able to mark those for those that have served the
317 Country.
318

319 Chairman Nichols asked the Board for any questions or discussion.
320

321 Board member Francisco noted that neither the Nathan Butler nor Glen Hill Cemeteries are
322 marked in any way and are endangered areas.
323

324 General discussion took place between the Board of the importance of honoring the veterans
325 that are buried in the Cemeteries within the City.
326

327 Board member Clark made a motion to go before the City Council to request the funds be taken
328 from the existing budget year and to accept Board member Francisco's choice of markers.
329 Board member Thompson seconded the motion which passed by a vote of 6-0, with Board
330 member Mishler absent.
331

332 V. DISCUSSION ITEMS
333

- 334 5. Update from Historic Preservation Officer (HPO) regarding historic projects.
335 a) Discussion of the Small Neighborhood Matching Grants program.
336 b) Discussion of the Building Permit Waiver and Reduction program.
337

338 Planning Director, Ryan Miller, gave a brief explanation of the two grant programs that are
339 available to property owners within the Historical District.
340

341 VI. ADJOURNMENT
342

343 Chairman Nichols adjourned the meeting at 7:22 p.m.
344
345
346

347 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY
348 OF ROCKWALL, TEXAS, THIS THE 20 DAY OF April 2017.
349

350 
351 _____
352 DANIEL NICHOLS, CHAIRMAN
353

354 
355 _____
356 ATTEST: LAURA MORALES, PLANNING COORDINATOR

MINUTES
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
May 18, 2017
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, Mike Mishler, Carolyn Francisco, Beverly Bowlin and Jay Odom. Board member absent was 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 *April 20, 2017* 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 6-0, with Board member Thompson absent.

III. PUBLIC HEARING ITEMS

2. H2017-005

Hold a public hearing to discuss and consider a request by Matthew Nugent of Bin 303 for the approval of a Certificate of Appropriateness (COA) allowing the construction of a detached patio for an existing restaurant on a *High-Contributing* property being a 0.719-acre parcel of land identified as Lot 1, Block 1, Bin 303 Restaurant Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 105 Olive Street, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating the subject property is addressed as 105 Olive Street and is recognized as a High-Contributing property, which indicates that the property has significant architectural and/or historic characteristics. The existing restaurant is approximately 3,579 SF and according to the Rockwall Central Appraisal District records the main area is considered to have been constructed in 1920. This property was remodeled and issued a Certificate of Occupancy to operate as a restaurant in 2009. The property is zoned General Retail District and is located east of the intersection of N. Goliad Street and Olive Street. The applicant is proposing to construct a 946 SF detached, covered patio located on the east side of the property towards to rear of the existing structure. The proposed patio is intended to provide an area for guests as they wait for a table and the patio will include a satellite bar, fireplace, heaters, and fans. The applicant is proposing to provide landscape screening so the patio will have limited visibility from Olive Street. The proposed patio will be constructed of a combination of painted white brick and cedar beams.

Mr. Brooks went on to state that according to Section 6.2.B, Contributing Structure, of Article V, District Development Standards, of 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

56 which a property or district is significant because it was present during the period of
57 significance and possesses historical integrity reflecting its character at that time or is
58 capable of yielding important information about the period; or, It independently meets
59 the National Register criteria. The level by which a property is contributing, high-,
60 medium, and low-contributing was originally determined by a historical survey of the
61 properties within the Old Town Rockwall District implemented by the Planning and
62 Zoning Department through the spring and summer of 2000. Additionally, the UDC
63 states that the Historic Preservation Advisory Board must approve the application for a
64 Certificate of Appropriateness if it determines that the application will not adversely
65 affect the character of the site; and the proposed work is consistent with the
66 regulations contained in the UDC which would be that all new buildings and additions
67 shall be constructed to a height and number of stories which are consistent and
68 compatible with existing neighboring historic buildings or structures on the same block
69 face. The proposed patio is 12feet in height, which means that it is consistent with and
70 compatible to the existing neighboring structures. All new additions and alterations
71 should recognize and maintain the established historic home site orientation, and side
72 and front setbacks within the block face, thereby being visually compatible and
73 maintaining the established rhythm and setback spacing. The proposed patio will be
74 screened with landscaping and has limited visibility from both Olive Street and N.
75 Goliad Street. Additionally, the structure will be in conformance with the setbacks for
76 properties located within a General Retail District.
77

78 Mr. Brooks further stated that according to Section III.D, Building Facades and
79 Materials, of Appendix D, Historic Preservation Guidelines, of the Unified Development
80 Code: roof shape, form and design should be typical of or consistent with the style and
81 period of the architecture of buildings within the Historic District. The roof shape of the
82 proposed covered patio is not typical of architecture of the period of the primary
83 structure or adjacent structures. The accepted roof overhang for a new structure
84 should be typical of a structure of similar style and period. Replacement, addition or
85 alteration to an existing roof should have the same overhang as the existing roof. The
86 roof overhang of the proposed covered patio is not consistent with the architecture of
87 the period. The eaves or soffit heights of a structure should be consistent with the
88 heights of neighboring contributing structures or with those in the closest block face
89 with buildings of a similar period and style and the same number of stories. Roof
90 materials/colors should be visually compatible and compliment the style and period of
91 the structure. Where historically typical materials are no longer available, compatible
92 alternatives will be allowed. The degree and direction of roof slope and pitch should be
93 consistent with the style and period of the historic structure. The roof pitch and slope
94 is not consistent with the style and period of the primary historic structure.
95

96 Mr. Brooks advised the Board the applicant was present and he as well as staff were
97 available for questions.
98

99 Chairman Nichols opened up the public hearing and asked the applicant to come
100 forward and speak.

101 Matt Nugent
102 (No address given)
103

104
105 Mr. Nugent came forward and stated he is the chef and owner of Bin 303. He is
106 proposing the patio to offer their guests additional waiting area as they wait to be
107 seated. Should the patio ever close, the patio will be built in such a way where the patio
108 can be demolished. He feels the patio while maintaining the same style of the existing
109 building adds a blend of new with the old and will complement nicely with what is

110 currently being added into the downtown area. He respectfully asked the Board for their
111 approval of the proposal.
112 Chairman Nichols asked the Board for any questions.
113
114 Chairman Nichols asked if it would be heat and air conditioning in the patio. Mr. Nugent
115 stated it will be only gas heaters and ceiling fans.
116
117 Chairman Nichols asked if there would be any trees being removed with the addition.
118 Mr. Nugent stated there would be no tree removal.
119
120 Board member Bowlin asked for clarification concerning the height of the roof line. Mr.
121 Nugent stated it will be 12 feet in height.
122
123 Board member Clark asked for further explanation of the landscaping that will be
124 provided. Mr. Nugent explained that in the front areas underneath the trees since it is
125 shaded they will be putting planter boxes
126
127 Board member Bowlin asked if there would be smoking allowed. Mr. Nugent stated
128 there will be no smoking on the patio.
129
130 Chairman Nichols asked if there was anyone who wished to speak to come forward and
131 do so.
132
133 Jim White
134 308 Highland
135 Rockwall, TX
136
137 Mr. White came forward and stated he is a patron of BIN303 as well as a Rockwall
138 resident he is a local musician and spoke of his willingness to provide a music element
139 by playing his acoustic guitar. He is in favor of the proposal and expressed his desire
140 for the approval of the request.
141
142 Patricia May
143 308 Williams Street
144 Rockwall, TX
145
146 Ms. May came forward and stated she wants to show her support to her neighbor, BIN
147 303, and would like to see more pedestrian traffic along the downtown area. She did
148 however express concern with live music being allowed within the area.
149
150 Chairman Nichols asked if there was anyone else who wished to speak to come forward
151 and do so.
152
153 Mona Garrison
154 119 E. Heath
155 Rockwall, TX
156
157 Ms. Garrison came forward and stated her concern with music being allowed and would
158 like to see that controlled if it were to be allowed. She feels the growth within the
159 Downtown is something that is great and is in support of the local business. She
160 generally expressed being in favor as long as the music issue is controlled.
161
162 Chairman Nichols asked the applicant to come forward to offer any additional
163 comments.
164

165 Mr. Nugent came forward and stated that his commitment is to provide good food
166 and a good environment for the patrons, his intention is not to schedule events that
167 would allow for late nights, the goal is to give people a place to enjoy an evening out
168 but get home at a decent hour. There would be no late nights, or loud music allowed if
169 there were to be a music element it would be on a small scale such as an acoustic
170 guitar something more in line with their concept. Their intent is to be a good neighbor
171 and not cause any disruption with music.
172

173 Chairman Nichols closed the public hearing and brought the item back to the Board for
174 discussion.
175

176 Chairman Nichols asked whether or not the Board had the authority to dictate whether
177 or not music is played or not. Planning Director, Ryan Miller, stated that the Board
178 cannot dictate that, the Board reviews the appropriateness of the structure, however
179 the City does have a noise Ordinance and should any music happen that causes
180 violation to that ordinance the police department would have just cause for recourse.
181

182 Board member Odom spoke of there the restaurant being surrounded by two pieces of
183 land which he owns, and he feels that the restaurant has shown to be classy and have
184 good clientele and he does not feel there will be a problem with any concern with music
185 causing any type of problem.
186

187 Chairman Nichols asked the Board for any further discussion or a motion.
188

189 Board member Mishler made a motion to approve H2017-005 with staff
190 recommendations. Board member Francisco seconded the motion which passed by a
191 vote of 6-0, with Board member Thompson absent.
192

193 3. H2017-008

194 Hold a public hearing to discuss and consider a request by Matthew Nugent of Bin 303 for the
195 approval of a building permit fee waiver/reduction associated with the construction of a
196 detached patio for an existing restaurant on a *High-Contributing* property being a 0.719-acre
197 parcel of land identified as Lot 1, Block 1, Bin 303 Restaurant Addition, City of Rockwall,
198 Rockwall County, Texas, zoned General Retail (GR) District, situated within the Old Town
199 Rockwall (OTR) Historic District, addressed as 105 Olive Street, and take any action
200 necessary.
201

202
203 Planner, Corey Brooks, stated that in conjunction with the Certificate of
204 Appropriateness approval the applicant is also asking for a building permit reduction.
205 Commercial properties located within the Old Town Rockwall Historic District, Planned
206 Development District 50, the Southside Residential Neighborhood Overlay, or the
207 Downtown District are eligible for a 50% reduction in building permit fees for projects
208 involving a minimum investment of \$50,000 for a substantial rehabilitation. A
209 substantial rehabilitation includes 1) a change in use, 2) an addition, alteration, or
210 change that necessitates accessibility requirements to be met, 3) an addition, alteration,
211 or change ruled a substantial change by the HPAB. Based on the estimated cost of
212 construction provided by the applicant of \$80,000, the building permit for this project
213 would be \$865.25 which breaks down to \$655.25 for the first \$50,000 plus \$7.00 for each
214 additional \$1,000. If the HPAB approves the request, the applicant would be eligible for
215 a building permit fee reduction of \$432.63.
216

217 Mr. Brooks advised the Board that the applicant as well as staff were available to
218 answer any question.
219

220 Chairman Nichols opened the public hearing and asked anyone who wished to come
221 forward to do so, there being no one indicating such Chairman Nichols closed the
222 public hearing and brought the item back to the Board for any discussion or a motion.
223

224 Board member Francisco made a motion to approve H2017-008 with staff
225 recommendations. Board member Clark seconded the motion which passed by a vote
226 of 6-0, with Board member Thompson absent.
227

228
229 4. H2017-006

230 Hold a public hearing to discuss and consider a request by Mike Frazier for the approval of a
231 Certificate of Appropriateness (COA) allowing the renovation and expansion of an existing
232 single-family home on a *Medium-Contributing* property being a 0.388-acre parcel of land
233 identified as W/2 of 121 A, Block 121, B. F. Boydston Addition, City of Rockwall, Rockwall
234 County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall
235 (OTR) Historic District, addressed as 510 Williams Street, and take any action necessary.
236

237
238 Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant
239 is requesting approval for a Certificate of Appropriateness allowing an expansion of an
240 existing single family home, this will be the first time this home is considered to be a
241 contributing property simply because of the age of the structure. With the most recent
242 survey that was done in 2017 the home is now considered to be a medium contributing
243 property. In addition to the COA, the applicant has also submitted applications for
244 approval for a building permit waiver and for a small matching grant.
245

246 Mr. Brooks went on to give a brief explanation of the request stating that the existing
247 home is approximately 1,445 SF and is considered to be a ranch-style home and
248 constructed in 1965. The applicant is proposing to add an 1,507 SF addition and an 816
249 SF detached garage to the rear of the property. Additionally, the applicant is proposing
250 to add a 467 SF porte cochère to the right side of the home where the driveway is
251 located. The applicant is also proposing to change the roofline to a steeper pitch [i.e.
252 from 6/12 to 8/12-9/12 pitch] to accommodate the new depth of the home, and to remove
253 the existing brick on the home and replace it with a “slurred” brick to give it an older
254 look. Additionally, the applicant will be replacing the original single-pane windows with
255 low-E windows made of vinyl. The new windows will have the same mull pattern as the
256 existing.
257

258 Mr. Brooks further explained that according to the UDC the Historic Preservation
259 Advisory Board must approve the application for a Certificate of Appropriateness (if it
260 determines that the application will not adversely affect the character of the site; and
261 the proposed work is consistent with the regulations contained in the Unified
262 Development Code which according to Section III, Building Standards, of Appendix D,
263 Historic Preservation Guidelines, of the Unified Development Code explains that all
264 exterior wood and masonry materials and their use should be compatible to the style
265 and period of the building or structure. The proposed wood and masonry materials are
266 compatible to the style and period of the building. The existing building facade
267 materials on a building should be respected and not be changed or concealed by the
268 introduction of a different material. The existing façade is generally being left as is. The
269 applicant is proposing to utilize a “slurred” brick which is more compatible with homes
270 during this period. When the existing facade materials are not the original type, then
271 materials may be replaced with, or returned to the original type. The applicant would
272 like to use Chicago Brick; however, if it is not available, the applicant will use the
273 “slurred” brick as an alternative. Materials, structural and decorative elements and the
274 manner in which they are used, applied or joined together should be typical of the style

275 and period of the existing structure. New additions, alterations and new construction
276 should be visually compatible with neighboring historic buildings or structures. The
277 proposed elevations are in conformance. Additionally, the new addition is visually
278 compatible with neighboring historic structures, which in this case it is. All new
279 buildings and additions shall be constructed to a height and number of stories which
280 are consistent and compatible with existing neighboring historic buildings or structures
281 on the same block face. The proposed addition is compatible with neighboring
282 structures and is consistent with the period. All new additions and alterations should
283 recognize and maintain the established historic home site orientation, and side and
284 front setbacks within the block face, thereby being visually compatible and maintaining
285 the established rhythm and setback spacing, which in this case as well they do.
286

287 Mr. Brooks went on to explain that the roof shape, form and design should be typical of
288 or consistent with the style and period of the architecture of buildings within the
289 Historic District. Although the roofline is being changed, the proposed roofline is
290 consistent with the style and architecture of the period. The accepted roof overhang for
291 a new structure should be typical of a structure of similar style and period.
292 Replacement, addition or alteration to an existing roof should have the same overhang
293 as the existing roof. The proposed roof overhang is typical of a structure of similar style
294 and period. Additionally, the addition will match the roof of the existing structure. The
295 eaves or soffit heights of a structure should be consistent with the heights of
296 neighboring contributing structures or with those in the closest block face with
297 buildings of a similar period and style and the same number of stories. The proposed
298 soffit heights are consistent with neighboring structures. The roof materials/colors
299 should be visually compatible and compliment the style and period of the structure.
300 Where historically typical materials are no longer available, compatible alternatives will
301 be allowed. The proposed roof materials are compatible and compliment the style and
302 period of the structure. The degree and direction of roof slope and pitch should be
303 consistent with the style and period of the historic structure. The pitch of the roof is
304 being change from a 6/12 to an 8/12-9/12 however; this is still consistent with the style
305 and period of the primary structure.
306

307 In this case, the applicants' request is in conformance with all the guidelines for the
308 renovation and expansion of a residential property as stipulated by the City's historic
309 district guidelines. While the roofline will be changed to accommodate the new
310 addition, it will be constructed in a similar style as the existing. The proposed structure
311 does generally incorporate similar design elements as the adjacent properties, and
312 approval of the request will not impair the historical integrity of the subject property;
313 however, alterations such as replacement of windows, altering rooflines, and additions
314 to the home may affect the property's contributing nature in the future. The applicant is
315 mitigating for this by matching the pattern of the new vinyl windows to the existing
316 windows.
317

318 Mr. Brooks advised the Board that the applicant was present and available for
319 questions as well as staff.
320

321 Chairman Nichols opened up the public hearing and asked the applicant to come
322 forward and speak.
323

324 Mike Frasier
325 704 Jackson
326 Rockwall, TX
327

328 Mr. Frasier came forward and stated the home currently belongs to his son and
329 daughter-in-law and has been in their family since its construction. They are sensitive

330 to the historical value of the home and the reason behind the addition is it simply is not
331 big enough to accommodate the family. He respectfully asked the Board for approval.
332

333 Board member Francisco asked concerning the detached garage. Mr. Frasier stated his
334 son plans on making that a small workshop and is not intended to be an apartment at
335 this time, however may in the future add a bathroom.
336

337 Chairman Nichols asked if the roof pitch changes on the house would they match the
338 new pitch to the garage. Mr. Frasier stated that the intent is to keep the pitch on the
339 garage as the house is now.
340

341 Chairman Nichols asked if the property sloped down a little towards the back. Mr.
342 Frasier stated it does slope considerably from the back of the house where it is
343 presently located to where the addition will be. Mr. Frasier added that the majority of the
344 work being done will be in the rear of the property not visible from Williams Street.
345

346 Chairman Nichols asked if there was anyone wishing to speak on the item to come
347 forward and do so.
348

349 Jim White
350 (No address given)
351

352 Mr. White came forward and stated his family owns the house next door to the applicant
353 and they have no issues with the request they are in favor of the request.
354

355 Planning Director, Ryan Miller, added that if the applicant incorporates a restroom
356 facility into the upstairs it would then have to be treated like a guest house and that
357 would necessitate for him to come before the Board again.
358

359 Chairman Nichols asked if there was anyone else wishing to speak to come forward and
360 do so there being no one indicating such Chairman Nichols closed the public hearing
361 and brought the item back to the Board for discussion.
362

363 Board member Mishler made a motion to approve H2017-006 with staff
364 recommendations. Board member Clark seconded the motion, which passed by a vote
365 of 6-0, with Board member Thompson absent.
366

367 5. H2017-009

368 Hold a public hearing to discuss and consider a request by Mike Frazier for the approval of a
369 building permit fee waiver/reduction for the renovation and expansion for an existing single-
370 family home on a *Medium-Contributing* property being a 0.388-acre parcel of land identified as
371 W/2 of 121 A, Block 121, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas,
372 zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic
373 District, addressed as 510 Williams Street, and take any action necessary.
374

375 Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant
376 is requesting a building permit waiver for the purpose of renovating the existing home.
377 For a residential property to be eligible for the Building Permit Fee Waiver/Reduction
378 Program, the property must be located within the Old Town Rockwall Historic District or
379 the Southside Residential Neighborhood Overlay District, and must involve a minimum
380 investment of \$5,000 associated with the rehabilitation or restoration of a property.
381 Properties classified as Contributing high, medium, or low Contributing shall be eligible
382 for a full waiver of building permit fees. Based on the estimated valuation of \$175,000
383 for the remodel/rehabilitation, the permit fees would be approximately \$1,425.25.

384 Should the Historic Preservation Advisory Board approve the request, the applicants
385 would be eligible for a full waiver of permit fees.
386

387 Mr. Brooks advised the Board the applicant as well as staff were available for additional
388 questions.
389

390 Chairman Nichols opened up the public hearing and asked for anyone to wish to speak
391 to come forward and do so there being no one indicating such Chairman Nichols closed
392 the public hearing and brought the item back to the Board for discussion or motion.
393

394 No discussion took place concerning the agenda item.
395

396 Board member Clark made a motion to approve H2017-009 with staff recommendations.
397 Board member Odom seconded the motion which passed by a vote of 6-0, with Board
398 member Thompson absent.
399

400
401 6. H2017-010

402 Hold a public hearing to discuss and consider a request by Mike Frazier for the approval of a
403 small matching grant associated with the renovation and expansion for an existing single-
404 family home on a *Medium-Contributing* property being a 0.388-acre parcel of land identified as
405 W/2 of 121 A, Block 121, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas,
406 zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic
407 District, addressed as 510 Williams Street, and take any action necessary.
408

409 Planner, Korey Brooks gave a brief explanation of the request stating that the applicant
410 is requesting approval for the small matching grant for the purpose of renovating the
411 existing single family home. The Small Neighborhood Matching Grants Program is an
412 incentive to encourage small improvements or beautification projects for residential
413 properties within the City's historic districts. This program provides matching funds of
414 up to 50% of the total cost. For a residential property to be eligible for the Small
415 Matching Grant Program, the property must be located within the Old Town Rockwall
416 Historic District or the Southside Residential Neighborhood Overlay District and must
417 involve improvements to the outside of the property that are visible to the street such
418 as landscaping, painting, replacement of windows. Based upon the applicant's scope
419 of work, the following exterior renovations would be eligible for the Small
420 Neighborhood Matching Grant: landscaping, painting the exterior of the house,
421 replacing windows, and replacing the old brick with new brick. Properties classified as
422 Non-Contributing are eligible for a total grant amount of up to \$500.00 and properties
423 that are contributing or Landmarked Properties are eligible for a grant amount of up to
424 \$1,000. Based on the estimated valuation of \$175,000 for the remodel/rehabilitation
425 associated with the applicant's COA request, the applicant is eligible for a total grant
426 amount of \$1,000.00.
427

428 Mr. Brooks went on to explain that based on the applicant's scope of work, the
429 following improvements qualify for the Small Neighborhood Matching Grants Program:
430 landscaping, painting the exterior of the house, replacing the old brick with new brick,
431 and replacing the windows. There is currently \$4,000 remaining the in the Small
432 Neighborhood Matching Grants Program and should the HPAB approve the applicant's
433 request, the remaining balance until the new budget year which is October 2017 would
434 be \$3,000.
435

436 Mr. Brooks advised the Board that the applicants well as staff are available for
437 questions.
438

439 Chairman Nichols opened up the public hearing and asked for anyone to wish to speak
440 to come forward and do so there being no one indicating such Chairman Nichols closed
441 the public hearing and brought the item back to the Board for discussion or motion.
442

443 Board member Clark asked staff if the funds were a “use it or lose” it or does it carry
444 over and what the maximum amount that could be given is. Mr. Brooks stated if it is not
445 used it would be lost and the maximum is \$1,000.
446

447 Board member Mishler noted that it appears to be a major remodel and the \$1,000
448 seems appropriate.
449

450 Board member Mishler made a motion to approve \$1,000 as proposed. Board member
451 Clark seconded the motion which passed by a vote of 6-0, with Board member
452 Thompson absent.
453

454
455 7. H2017-007

456 Hold a public hearing to discuss and consider a City initiated request for the purpose of
457 rescinding the Local Landmark Designation (*i.e. Ordinance No. 08-15*) for the Spafford House
458 being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of
459 Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District,
460 addressed as 902 N. Goliad Street, and take any action necessary.
461

462 Senior Planner, David Gonzales, gave a brief explanation of the request stating that it is
463 a City initiated request to rescind Ordinance No. 08-15 which is a landmark for 902 N.
464 Goliad. The property was recognized in 2008 as a Landmark property and is known as
465 the Historic Spafford House which was built in 1894 with Victorian influence. The
466 purpose of it coming before the Board is because since its designation as a Landmark
467 Property, the property has had modifications to the exterior that do not meet the intent
468 of the Historic Preservation Guidelines. These modifications involve the homes
469 windows, siding, and trim, all of which were modified without obtaining a COA from the
470 HPAB. The recent historic resource survey conducted by the City’s consultant
471 identified changes to the exterior that include replacement of the doors, windows,
472 exterior wall materials, and alterations to the porch. Due to these changes, HHM
473 recommended revising the historic designation of the property from a High
474 Contributing to a Medium Contributing property. Based on these findings, the HPAB
475 directed staff to move forward with rescinding the Landmark Designation of the
476 property. Rescinding the ordinance will not affect the current designation status as a
477 Medium Contributing Property nor would it affect the property owner from restoring the
478 home to a condition that is worthy of re-adopting it as a Landmark Property in the
479 future.
480

481 Mr. Gonzales further explained that there will be public hearings held, tonight’s meeting
482 being the first of those there will be two that will follow one with the Planning and
483 Zoning Commission and the second with the City Council. Mr. Gonzales added that
484 staff mailed 96 notices to property owners and residents within 500-feet of the subject
485 property and also emailed notices to the Lakeview Summit and Caruth Lakes
486 Homeowner’s Associations located within 1,500-feet of the subject property
487 participating in the notification program and staff has not received any notices
488 regarding this case.
489

490 Mr. Gonzales advised the Board staff was available for any questions.
491

492 Chairman Nichols asked if the Board moved forward with the approval would the
493 property no longer fall within the Boards jurisdiction because if falls outside of the

494 District. Mr. Gonzales stated that it is within PD-50 which is part of the North Overlay
495 District guidelines which the Board does have purview over and renovations to the
496 exterior of the home.
497

498 Board member Odom asked if the current property owner had any input or is aware of
499 the rescinding. Mr. Gonzales stated he contacted the property owner to advise her that
500 staff was moving forward with the rescinding based on the Historic Preservation
501 Advisory Board's recommendation to move forward but have not heard from her since
502 that time.
503

504 Chairman Nichols opened up the public hearing and asked if anyone wished to speak to
505 come forward and do so, there being no one indicating such Chairman Nichols closed
506 the public hearing and brought the item back to the Board for discussion or a motion.
507

508 Board member Francisco made a motion to approve Board member Bowlin seconded
509 the motion which passed by a vote of 5-1, with Board member Odom dissenting and
510 Board member Thompson absent.
511

512 IV. DISCUSSION ITEMS

- 513 8. Update regarding H2017-004 for the Demolition of the *Old Water Pump House* located at
514 611 E. Rusk St
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519 Senior Planner, David Gonzales, stated that at the previous meeting on April 20th, there
520 was discussion for a COA from the property owner Robert Proctor who owns the Old
521 Water Pump House which is located at 611 E. Rusk Street. In that meeting Mr. Proctor
522 indicated that the property is vacant and in a state of disrepair and was looking to
523 demolish the property. During the discussion that took place at that meeting it was
524 identified that HHM the consultant to the survey recommended changing the property
525 from a High Contributing property to a Medium Contributing property and the Board
526 further recommended that it be designated as a Low Contributing property. During the
527 meeting questions arose as to what the historical significance of the property was and
528 what the property was at one time and although there were some ideas there is not
529 much information concerning the historical significance or characteristics of the
530 property. Staff has also done some research and has not found anything to support the
531 historical significance of the property however, according to the Rockwall Appraisal
532 District the property was built in 1935. After the public hearing that was held on that
533 staff gave several conditions that the property would have to meet and with that the
534 Board unanimously voted to delay the demolition to see if there was an interested party
535 out there that would want to take advantage of restoring the property or doing
536 something with it. With that the Code requires that the City initiate something as well
537 therefore what the City did was put out a public ad in the newspaper on April 12th
538 seeking interested parties interested in the preservation of the structure however at this
539 time staff has not heard from anyone interested in the process. It was a 60 day delay
540 and the expiration goes to June 19th and staff will provide another update at the next
541 months' meeting.
542

543 Mr. Gonzales advised the Board staff was available for questions.
544

545 Board member Francisco asked if there could be a mailing notification to the
546 surrounding areas. Mr. Gonzales stated that as far as notifications when staff took a
547 look at how the Code reads it says that all interested parties pending demolition by
548 taking any steps that are necessary to accomplish preservation of the subject property

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and staff felt that the best way to notify was to put a public notice in the newspaper. There is nothing specific in the Ordinance that mailers need to be sent out therefore the City felt the newspaper was the best means of notifying.

Mr. Gonzales further explained that once the 60 days have expired, the Code requires that the demolition permit be issued.

Board member Bowlin asked if the property has no historic value how did it make the list. Mr. Gonzales stated it was on the 1999 survey which was the original survey that was done.

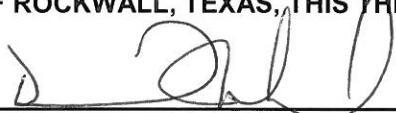
9. Update from Historic Preservation Officer (HPO) regarding historic projects.
a) Historic Texas Cemetery Recognition Signage.
b) Final Report of the Historic Resource Survey.

Planning Director, Ryan Miller, stated that at the previous meeting the Board approved recommendation for staff to bring forward something to the City Council requesting funding to mark two of Rockwall's cemeteries with Texas Historic Markers and was taken to the City Council and that funding was approved. Staff now is in the process of working with the sign department to acquire the signs and have them installed. Mr. Miller went on to state that with regard to the final report of the Historic Resource Survey staff is taking the Boards recommendations forward, and the one that needs approval by City Council is the rescinding of the Landmark Designation.

V. ADJOURNMENT

Chairman Nichols adjourned the meeting at 7:25 p.m.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18 DAY OF May 2017.



DANIEL NICHOLS, CHAIRMAN



ATTEST: LAURA MORALES, PLANNING COORDINATOR

MINUTES
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 15, 2017
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Vice-Chairman Dick Clark at 6:09 p.m. Board members present were Dick Clark, Mike Mishler, Carolyn Francisco, Beverly Bowlin, Jay Odom and Maurice Thompson. Chairman Daniel Nichols was absent from the meeting. Staff members present were Planning Director, Ryan Miller, and Senior Planner, David Gonzales.

II. DISCUSSION ITEMS

1. Update from Historic Preservation Officer (HPO) regarding historic projects.
 - a) Update Regarding the Bankhead Highway Signage
 - b) Update Regarding the Demolition of the Old Water Pump House (611 E. Rusk Street)
 - c) Update Regarding the Rescinding of *Ordinance No. 08-15 (Rescinding the Landmark status for the Historic Spafford House [902 N. Goliad Street])*

Senior Planner, David Gonzales, gave a brief update concerning the historic projects stating that in regards to the Bankhead Highway Signage, staff met with the Engineering Department who is over the City's roadways and they've ordered those signs to be fabricated and as soon as there is a specific date of when those will be placed staff will let the Board know. In regards to the Demolition of the Old Water Pump House, the 60 day delay will be expiring on the 19th of June. During the 60 day period staff had advertised in the newspaper the public hearing for that as well as the ability for any interested parties that were interested in preserving the property to notify staff and then forward that information on to the property owner. Staff did receive one interested party and that information was forwarded to the property owner, however it is not known if there has been contact between them at this time, but if and when staff receives any additional information concerning that they will update the Board.

Mr. Gonzales went on to state that in regards to the rescinding of the Landmark status for the Historic Spafford House it went to the Planning and Zoning Commission where the Commission unanimously forwarded a recommendation to the City Council which will meet for the public hearing on June 19th.

Mr. Gonzales advised the Board staff was available for questions regarding any of the items.

Board member Odom asked concerning the Pump House that was discussed at a previous meeting, if after the 60 days no one takes any action, would no vote have to be taken for the Certificate of Appropriateness which the applicant had requested. Mr. Gonzales explained that the Certificate of Appropriateness was approved during that previous meeting when it was brought forward before the Board and part of that Certificate of Appropriateness was to delay for 60 days as opposed to issuing a demolition permit to the property owner, Robert Proctor, the day following that meeting. The Board recommended to staff to move forward with a 60 day delay in the interest of seeing if there were any interested parties to come forward to help in the preservation of the structure and that would be something between the property owner and anybody

56 who would be interested in the property whether it be a sale or helping in preserving it,
57 the City would not get involved in that portion of that.

58
59 Mr. Gonzales added that the City could issue the demolition permit if there is no
60 interested party in preserving the structure the demolition would have to occur no later
61 than 120 days after the demolition permit is issued.

62
63 Board member Odom asked if new additional information pertaining to the property and
64 its historical significance were to be brought forward, could that delay the demolition.
65 Mr. Miller explained that there is nothing that the Board can do to prevent the property
66 owner from moving forward with the demolition, the vote the Board took previously was
67 to delay the permit for 60 days and to direct staff to attempt to find any interested
68 parties to help preserve the structure, with that direction staff posted the ad in the
69 newspaper. General discussion took place concerning the vote that was taken for the
70 Certificate of Appropriateness and approved and what will take place once the 60 day
71 delay expires. Mr. Miller added that the subject property is zoned Single Family and will
72 remain Single Family.

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75 III. ADJOURNMENT

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77 Vice-Chairman Clark adjourned the meeting at 6:25 p.m. and announced that the Board will move
78 to the Work Session.

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81 IV. WORK SESSION

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83 Historic Preservation Advisory Board (HPAB) Work Session

84 A work session will be held in the City Council meeting room immediately following the adjournment of
85 the June 15, 2017 Historic Preservation Advisory Board (HPAB) meeting for the purpose of discussing
86 the Historic District Guidelines and creating a route for a walking tour of the Historic District, Downtown
87 (DT) District and Planned Development District 50 (PD-50).

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91 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY
92 OF ROCKWALL, TEXAS, THIS THE 15 DAY OF June 2017.

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97 DANIEL NICHOLS, CHAIRMAN

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101 ATTEST: LAURA MORALES, PLANNING COORDINATOR
102

MINUTES
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
July 20, 2017
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, Beverly Bowlin, Jay Odom and Maurice Thompson. Board member Mike Mishler was absent from the meeting. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales and Planner Korey Brooks.

II. CONSENT AGENDA

1. Approval of Minutes for the May 18, 2017 Historic Preservation Advisory Board meeting.
2. Approval of Minutes for the June 15, 2017 Historic Preservation Advisory Board meeting.

Board member Francisco made a motion to approve item #1 from the Consent Agenda. Board member Clark seconded the motion which passed by a vote of 5-0, with Board member Mishler absent.

Board member Clark made a motion to approve item #2 from the Consent Agenda. Board member Bowlin seconded the motion which passed by a vote of 5-0, with Board member Mishler absent.

III. DISCUSSION ITEMS

3. Update from Historic Preservation Officer (HPO) regarding historic projects.
 - a) Update Regarding the Demolition of the Old Water Pump House (611 E. Rusk Street)
 - b) Update Regarding the Rescinding of Ordinance No. 08-15 (Rescinding the Landmark status for the Historic Spafford House [902 N. Goliad Street])

Planning Director, Ryan Miller, gave a brief update on the agenda item.

No discussion took place.

IV. ADJOURNMENT

Chairman Nichols adjourned the meeting at 6:04 p.m. and announced that the Board will move to the Work Session.

V. WORK SESSION

- Historic Preservation Advisory Board (HPAB) Work Session
A work session will be held in the City Council meeting room immediately following the adjournment of the July 20, 2017 Historic Preservation Advisory Board (HPAB) meeting for the purpose of discussing the Historic District Guidelines and finalizing the walking tour route for the Historic District, Downtown (DT) District and Planned Development District 50 (PD-50).

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PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 20 DAY OF July 2017.

DANIEL NICHOLS, CHAIRMAN

Laura Morales

ATTEST: LAURA MORALES, PLANNING COORDINATOR

MINUTES
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
August 17, 2017
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, Beverly Bowlin, Maurice Thompson and Mike Mishler Board member Jay Odom was absent from the meeting. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner Corey Brooks and Planning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. Approval of Minutes for the July 20, 2017 Historic Preservation Advisory Board meeting.

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

III. PUBLIC HEARING ITEMS

2. H2017-012

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) for the purpose of remodeling the Spafford House being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

Planner, Corey Brooks, gave a brief explanation of the request stating that the applicant is requesting a Certificate of Appropriateness for the purpose of remodeling the home at 902 N. Goliad Street better known as the Spafford House. There was a case earlier this year for the recension of the Landmark Ordinance. The applicant recently purchased the home and was approved a site plan to convert the home from a residential property to a commercial property and she is currently seeking a Certificate of Appropriateness to make modifications to the home as well as to cover the modifications that were done prior to her purchasing the home. Mr. Brooks further explained that the applicant is requesting match the windows on the side of the home to the front of the home and to paint the windows black, install ADA hand rails, install a wooden fence as shown in the exhibit provided and construct awnings, similar to the exhibit provided, on the front of the home. According to the Unified Development Code, Building Facades, 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. The applicant is proposing to match the windows on the side of the home to the windows on the front of the home. Under Materials, it states that the existing building facade materials on a building should be respected and not be changed or concealed by the introduction of a different material. The applicant is not proposing to make any additional changes to the façade besides the replacement of windows. For Replacement Materials, the UDC states that when the existing facade materials are not the original type, then materials may be replaced with, or returned to the original type. The applicant is proposing to replace the windows on the side of the home to look more like the original windows. As far as Construction the UDC states 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. The handrails the applicant is proposing to install will be similar to those in the

60 Downtown District. And lastly, for roofs, the roof shape, form, and design, materials, colors,
61 overhang, and slope shall be consistent with the style and period of the architecture of the
62 buildings within the district. The applicant changing the materials on the porch overhang to
63 metal and will not change the roof slope. Mr. Brooks advised the Board that staff provided them
64 with a revised memo because the stipulation for awnings was not included, he explained that
65 concerning awnings the UDC states that metal and corrugated or slatted plastic awnings are not
66 permitted except where these awnings are a historical feature of the property. The shape, size
67 and color of awnings shall be compatible with the structure and not conceal or damage any
68 significant architectural details. The applicant is not purposing to construct metal, corrugated
69 or slatted plastic awnings rather wooden awnings.

70
71 Mr. Brooks further stated that the applicant's request is generally in conformance with all the
72 guidelines for renovations and expansions of single-family homes within the City's historic
73 district. In addition, the proposed structure does generally incorporate similar design elements
74 as adjacent properties and approval of the request does not appear to impair the historical
75 integrity of the subject property. Staff also provided a condition of approval that the roof
76 materials and colors should be visually compatible and compliment the style and period of the
77 structure. Where historically typical materials are no longer available, compatible alternatives
78 will be allowed.

79
80 Mr. Brooks advised the Board the applicants were present and available for questions as well as
81 staff.

82
83 Chairman Nichols opened the public hearing and asked the applicant to come forward to speak.

84
85 Natalee Davenport
86 1640 Coastal
87 Rockwall, TX

88
89 Heather Stevenson
90 1450 Coastal Drive
91 Rockwall, TX

92
93 Ms. Stevenson came forward and gave a brief description of the intent and their plans for the
94 remodel.

95
96 The Board had questions concerning the windows, railings and the placement of the door.
97 General discussion took place between the Board and the applicants concerning the windows
98 and the placement of the door as well as the amount and placing of the railing.

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

103
104 Board member Mishler made a motion to approve H2017-012 with the conditions stated in the
105 case memo. Board member Clark seconded the motion which passed by a vote of 6-0, with
106 Board member Odom absent.

107 108 IV. ACTION ITEMS

109 3. Historic Walking Tour

110 Discuss and consider finalizing the walking tour for the Historic District, and take any action
111 necessary.

112
113 Senior Planner, David Gonzales, gave a brief explanation of the agenda item stating that there
114 have been two work sessions, concerning the walking tour already where 82 properties within
115 the historic district and the walking tour, at the last work session the Board cut the amount to 29
116 properties. Staff provided a brochure based on the walking trail and it will be a brochure that will
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be handed out to the public. Mr. Gonzales provided the Board with the brochure and let them know if they were satisfied with it a vote would need to be taken.

Board member Thompson made a motion to approve the Historic Walking Tour brochure to be forwarded to the Texas Historic Commission. Board member Francisco seconded the motion which passed by a vote of 6-0, with Board member Odom absent.

V. ADJOURNMENT

Chairman Nichols adjourned the meeting at 6:45 p.m.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 13 DAY OF August 2017.



DANIEL NICHOLS, CHAIRMAN



ATTEST: LAURA MORALES, PLANNING COORDINATOR

MINUTES
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
September 21, 2017
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, Beverly Bowlin, Jay Odom, Maurice Thompson and Mike Mishler was absent from the meeting. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales and Planner Korey Brooks.

II. CONSENT AGENDA

1. Approval of Minutes for the August 17th, 2017 Historic Preservation Advisory Board 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.

III. PUBLIC HEARING ITEMS

2. H2017-013

Hold a public hearing to discuss and consider a request by Mark Latham for the approval of a zoning change from a Multi-Family 14 (MF-14) District to a Downtown (DT) District for a 0.17-acre tract of land identified as part of Lots 1, 2 & 3, Block H, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Historic Overlay (HOV) District, addressed as 310 S. Fannin Street, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant is requesting the Historic Preservation Advisory Board consider a request to approve a change in zoning from a Multi-Family-14 District to a Downtown District for the purpose of converting a single-family residential home into a residential-office building. The property is identified as a Medium Contributing property, and is situated within the Old Town Rockwall and Historic Overlay Districts. The subject property is addressed as 310 Fannin Street and is recognized as a Medium Contributing property, which indicates that the subject property has significant architectural and/or historic characteristics. The existing structure is approximately 1,603 square feet and according to the 2017 Historic Resource Survey was constructed in the National Folk architectural style in 1905. The subject property contains one single-family residential lot that was annexed into the city prior to 1959. In 2005, the owner of the subject property submitted a request for a change in zoning from a Multi-Family 14 District to a Downtown District. This request was denied by City Council on April 18, 2005. In 2013, a new request incorporating the adjacent property which is 308 S. Fannin Street was submitted requesting a change in zoning from a Multi-Family-14 District to a Downtown District which was denied on March 4, 2013.

Mr. Brooks went on to explain that the applicant is proposing to convert the existing single-family home into a residential-office facility. The applicant has stated that he does not intend to change the exterior of the structure and will maintain the historic

56 architectural features present on the façade of the subject property. Additionally, it is
57 the applicant's intent to maintain the appearance of a single-family residence from the
58 front of the property. Any changes to the exterior of this property will require a
59 Certificate of Appropriateness to be approved by the HPAB. If the requested zoning
60 case is approved the applicant will be required to submit a site plan for approval from
61 the Planning & Zoning Commission and City Council if necessary. Currently, the
62 property is zoned Multi Family-14 District, which is defined by the UDC as a zoning
63 district that allows duplex and apartment dwellings together with public,
64 denominational and private schools, churches and public parks essential to create
65 basic neighborhood units. There is one property adjacent to the subject property that is
66 also zoned Multi-Family-14 District.

67
68 Mr. Brooks further noted that the Future Land Use Map adopted with the 2000
69 Hometown Comprehensive Plan designates the subject property for Medium Density
70 Residential land uses. The applicant's request would require this designation to be
71 changed to Downtown District land uses.

72
73 Mr. Brooks added that on September 12, 2017, staff mailed 78 notices to property
74 owners and residents within 500-feet of the subject property. In addition, staff notified
75 the Bent Creek Condos and Stonebridge Meadows Homeowner Associations, and
76 posted a sign on the subject property. Staff did not receive any responses concerning
77 the applicant's request.

78
79 Mr. Brooks advised the Board that the applicant was present and available for
80 questions as well as staff.

81
82 Chairman Nichols opened up the public hearing and asked the applicant to come
83 forward.

84
85 Mark Latham
86 1010 Ridge Road Court
87 Rockwall, TX
88

89 Mr. Latham came forward and gave a brief explanation of the request.

90
91 Chairman Lyons asked if there was anyone who wished to speak to come forward and
92 do so there being no one indicating such Chairman Nichols brought the item back to
93 the Board for discussion or a motion.

94
95 Extensive discussion took place concerning the request.

96
97 Board member Francisco made a motion to deny H2017-013. Board member Thompson
98 seconded the motion which passed by a vote of 6-1 with Board member Mishler
99 dissenting.

100
101
102 3. H2017-014

103 Hold a public hearing to discuss and consider a request by Jay Odom for the approval of a
104 zoning change from a Single Family 7 (SF-7) District to Downtown (DT) District for a 0.21-acre
105 parcel of land identified as Lot D-1, Block 122, B. F. Boydston Addition, City of Rockwall,
106 Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic
107 Overlay (HOV) District, addressed as 201 Olive Street, and take any action necessary.

108 Senior Planner, David Gonzales, gave a brief explanation of the request stating that the
109 applicant, Jay Odom, has submitted an application requesting to rezone the subject
110 property from a Single Family 7 District to Downtown District. The subject property is a

111 Non Contributing property, is located within the Historic Overlay District and Old Town
112 Rockwall Historic District. The property is currently vacant and is situated adjacent to
113 Bin 303 and 401 N. Fannin Street. Both Bin 303 and 401 N. Fannin Street are designated
114 as High Contributing properties; however, 401 N. Fannin Street is currently being
115 remodeled, and may warrant a re-designation of contributing status by the Historic
116 Preservation Advisory Board. The applicant has stated that the purpose of the zoning
117 change is to construct an office building. According to the Unified Development Code a
118 general office land use is permitted by-right in the Downtown District. In a letter
119 provided by the applicant, the applicant has stated that in his opinion that an office
120 building would be more suitable for the subject property compared to a single-family
121 home and that his opinion is based on the properties adjacency to a non-residential
122 land use. The Future Land Use Map contained in the Comprehensive Plan designates
123 the subject property for Medium Density Residential land uses. The proposed zoning
124 change would require this designation to be changed to a Commercial designation.
125 Staff should note that if approved as an office building, this parcel would provide a
126 transition from a higher intensity land use (i.e. Bin 303) to the single-family residential
127 property (which is adjacent to the eastern boundary of the subject property).
128

129 Mr. Gonzales further noted that should the request be approved, the site plan will
130 require a recommendation by the Historic Preservation Advisory Board prior to any
131 construction. In addition, the property would need to meet the requirements of the
132 UDC. The Historic Preservation Advisory Board and the Planning and Zoning
133 Commission's recommendation for the proposed zoning change will be forwarded to
134 the City Council. The rezoning of a property is a discretionary act of the City Council
135 and should the City Council approve the applicant's request, staff has included a
136 condition of approval that would amend the Future Land Use Map to reflect the
137 proposed change in land use from a Medium Density Single-Family Residential to a
138 Commercial designation.
139

140 Mr. Gonzales On September 12, 2017, staff mailed 91 notices to property owners and
141 residents within 500-feet of the subject property. There is no Homeowner's Association
142 or Neighborhood Organization located within 1,500-feet participating in the notification
143 program and staff did not receive any responses to the applicant's request.
144

145 Board member Odom recused himself from the meeting for this agenda item.
146

147 Mr. Gonzales advised the Board the applicant was present and available for questions
148 as well as staff.
149

150 Chairman Nichols opened up the public hearing and asked the applicant to come
151 forward and speak.
152

153 Alison Odom
154 405 S. Fannin Street
155 Rockwall, TX
156

157 Ms. Odom came forward and gave a brief explanation of the request.
158

159 Chairman Nichols asked if anyone wished to speak to come forward and do so, there
160 being no one indicating such Chairman Nichols closed the public hearing and brought
161 the item back to the Board for discussion or a motion.
162

163 General discussion took place concerning the request.
164

165 Board member Mishler made a motion to approve H2017-018. Board member Francisco
166 seconded the motion which passed by a vote of 6-0, with Board member Odom
167 abstaining.
168

169 IV. ACTION ITEMS

171 4. H2017-015

172 Discuss and consider the contributing status of a *Medium-Contributing* property situated within
173 the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO), identified as Lot C,
174 Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single
175 Family 7 (SF-7) District, addressed as 401 N. Fannin Street, and take any action necessary.
176

177
178 Planner, Korey Brooks, gave a brief explanation of the request stating that on June 16,
179 2016, the Historic Preservation Advisory Board approved a Certificate of
180 Appropriateness to allow renovations on a High Contributing property. The scope of
181 work included the following renovations: [1] remove two (2) bay windows, [2] replace
182 the vinyl siding with hardy board planks, [3] expand the kitchen, [4] add square footage
183 on the west side of the house for a pantry, utility room, and a mud room, [5] enlarge the
184 living room, [6] enlarge the second floor to include two (2) bedrooms, a playroom, a
185 bathroom, and a porch, and [7] add square footage on the northeast side of the house
186 for a new master bedroom suite. In addition to the renovation and expansion of the
187 home, the applicant proposed to renovate the existing detached garage, adding a
188 second floor and adding a dormer window to the garage. After reviewing the progress
189 of the renovations staff was of the opinion that the High Contributing designation may
190 no longer be appropriate for the property. In addition, these changes were not taken
191 into account in the 2017 Historic Resource Survey. As a result, staff wanted to bring
192 the matter forward to the Historic Preservation Advisory Board for reconsideration.
193 Should the board choose to change the designation staff will incorporate the change
194 into the final 2017 Historic Resource Survey.
195

196 Mr. Brooks advised the Board staff was available for questions.
197

198 General discussion took place between staff and the Board.
199

200 Board member Odom made a motion to maintain the property's status as Medium-
201 Contributing. Board member Clark seconded the motion which passed by a vote of 7-0.
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203

204 V. ADJOURNMENT

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207 Chairman Nichols adjourned the meeting at 7:17 p.m.
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209
210 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY
211 OF ROCKWALL, TEXAS, THIS THE 21 DAY OF September 2017.
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216 DANIEL NICHOLS, 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
November 16, 2017
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, and Maurice Thompson. Board members Mike Mishler, Jay Odom, and Carolyn Francisco were absent from the meeting. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, Planner Korey Brooks and Planning Coordinator, Laura Morales.

Board member Carolyn Francisco arrived at the meeting at 6:05 p.m. Board member Odom arrived at the meeting at 6:08 p.m.

II. PUBLIC HEARING ITEMS

1. H2017-016

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) allowing exterior renovations to a Landmark Property being a 0.39-acre parcel of land identified as a Lot 117, Block A, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 109 St. Mary Street, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicants are requesting approval of a COA for the purpose of allowing exterior renovations to an existing single-family home. The subject property is recognized as a Landmark Property and according to the Rockwall County Appraisal District; the main area of the home was constructed in 1888, is approximately 2,600 SF, and is constructed in a Victorian-style. The property is zoned Single-Family 7 District and is located at the northwest corner of the intersection of Barnes Street and St. Mary Street. The applicants are proposing to add a second level deck and railing extend the current concrete driveway and adding a pergola and replace the original siding on the house.

According to the applicants, their homeowner's insurance is requiring they add railing to the second story deck since there is a door that opens to that area. The second level deck will be constructed of composite board. Additionally, the applicants have stated the purpose for extending the concrete driveway is to protect their vehicles from branches that fall. The applicants' intention is to keep the Victorian look of the home by adding a white pergola. Finally, the applicants have stated that the current siding on the home is in poor condition and needs to be replaced. The applicants are proposing to utilize hardiplank or similar cementaceous material to match the detached garage that was constructed by the previous owners in 2016. The applicants are not proposing to replace any of the original doors, windows, or window trim and have provided pictures and a material sample to illustrate the proposed alterations. In 2014, the Historic Preservation Advisory Board approved a COA to allow the construction of a 1,152 SF detached garage, the addition of 2 new ribbon driveways, and the replacement of the walkway leading to the front porch. According to the Unified Development Code 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 UDC. In addition, Section III, Building Standards, of Appendix D, Historic Preservation Guidelines, of the Unified Development Code states that with Building Facades. 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. The applicants are not proposing to change any of the original doors or windows on the home. With materials, the existing building facade materials on a

61 building should be respected and not be changed or concealed by the introduction of a different
62 material. The applicants are proposing to utilize hardiplank which will have a different reveal.
63 With replacement Materials when the existing facade materials are not the original type, then
64 materials may be replaced with, or returned to the original type. The applicants are proposing to
65 utilize hardiplank since the original siding is no longer available. Additionally, the applicants
66 wish to match the siding of the current detached garage. With construction, materials, structural
67 and decorative elements and the manner in which they are used, applied or joined together
68 should be typical of the style and period of the existing structure. New additions, alterations and
69 new construction should be visually compatible with neighboring historic buildings or
70 structures. The applicants are proposing to utilize railing that is similar to the existing
71 galvanized steel railing on the first floor of the home. With driveways, the driveway should not
72 exceed a width of 10 feet. The applicants are not proposing to widen the driveway but to extend
73 it. With paving materials, Driveway and sidewalks should be paved with concrete, brick, cut
74 stone, pavers, natural rock or asphalt. The applicants are proposing to pave the driveway with
75 concrete.

76
77 Mr. Brooks went on to explain that the applicant's request is generally in conformance with all
78 the guidelines for renovations of single-family homes within the City's historic district. In
79 addition, the proposed structure does generally incorporate similar design elements as adjacent
80 properties and approval of the request does not appear to impair the historical integrity of the
81 subject property.

82
83 Mr. Brooks advised the Board that the applicant was present and was available for questions as
84 well as staff.

85
86 Chairman Nichols opened the public hearing and asked the applicant to come forward and
87 speak.

88
89 Chris Sprague
90 109 St. Mary Street
91 Rockwall, TX

92
93 Mr. Sprague came forward and provided pictures of what they anticipate what they are
94 proposing to look like, and stated they purchased the property earlier in the year. They love the
95 look of the house and are not looking to change the look of it, however his concern with the
96 second floor of the house is where the peak of the roof touches the top there is a lot of corrosion
97 and wearing of the existing pine and cedar, and is allowing rodents to get into the attic space
98 and the hardiplank will eliminate a lot of that as well as keep the house in better shape. They
99 would be using the underside of the hardy plank to mimic pine and would like it to be five or six
100 inches. The railing along with being a safety requirement for insurance, will allow for a beautiful
101 view.

102
103 Chairman Nichols asked the applicant concerning the railing, would it match the existing railing.
104 Mr. Sprague stated it would match the existing railing. Chairman Nichols asked concerning the
105 siding reveal, would it be a five inch and also on the pergola would it be wood that is painted
106 white. Mr. Sprague stated there is a product that is sold that is made to mimic the older style that
107 would have the older look.

108
109 Carolyn Francisco asked what material the pergola would consist of. Mr. Sprague explained that
110 it would more than likely be a vinyl steel construction however if they do not use that it would be
111 cedar and painted white.

112
113 Chairman Nichols asked if there was anyone who wished to speak to come forward and do so,
114 there being no one indicating such; Chairman Nichols closed the public hearing and brought the
115 item back to the Board for discussion or a motion.

116
117 Board member Clark made a motion to approve H2017-016 with the requirement to have a five
118 inch reveal on the hardy board, as well as staff recommendations. Board member Thompson
119 seconded the motion which passed by a vote of 6-0, with Board member Mishler absent.

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2. H2017-017

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) allowing for changes for a medium-contributing property, being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that the applicant is requesting the approval of a Certificate of Appropriateness for the purpose of constructing a 15' x 15' wood deck toward the rear of the home. This property is identified as a medium-contributing property. On September 27, 2016, the Planning and Zoning Commission approved a site plan for the purpose of converting a single-family home into an office building. On August 17, 2017, HPAB approved a COA to allow modifications to the exterior of the home that were completed by a previous owner without a COA. In addition, the COA also allowed the following modifications to the home: Match the windows on the side of the home to the front of the home and to paint the windows black. To install ADA hand rails. To install a wooden fence as shown in the exhibit provided. To construct awnings, similar to the exhibit provided, on the front of the home. To change the siding to board and batten as shown in the exhibit provided. At that time, the applicant stated that additional modifications were desired, however, she would apply for a COA once she decided what the additional modifications would include. Since the approval of the COA, the applicant has started construction on a deck to the rear of the office building without seeking approval from the HPAB.

Mr. Brooks further added that according to the Unified Development Code, the Historic Preservation Advisory Board must approve an application for a COA 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 UDC. In addition, Section III, Building Standards, of Appendix D, Historic Preservation Guidelines, of the Unified Development Code, New Additions. All new additions should recognize and maintain the established historic home site orientation, and side and front setbacks within the block face and be visually compatible with and maintain the established rhythm and setback spacing. The applicant will be in compliance with the setbacks for this district. New Structures should be building to maintain elevation with a pier-and-beam appearance. The constructed deck is pier-and-beam construction. Pertaining to Materials the existing building facade materials on a building should be respected and not be changed or concealed by the introduction of a different material. The applicant is not proposing to make any additional changes to the façade besides the replacement of windows. Replacement Material, when the existing facade materials are not the original type, then materials may be replaced with, or returned to the original type. The applicant is proposing to match the columns of the deck with the replacement columns on the front of the home. With regards to Construction, 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. Additionally, all building columns should be of a style and materials of the period and style of the building. The railings and columns will be of a farmhouse style. With Roofs, the roof shape, form, and design, materials, colors, overhang, and slope shall be consistent with the style and period of the architecture of the buildings within the district. The applicant is not proposing to add a roof to this deck. In this case, the applicant's request is generally in conformance with all the guidelines for renovations and expansions of single-family homes within the City's historic district. In addition, the proposed structure does generally incorporate similar design elements as adjacent properties and approval of the request does not appear to impair the historical integrity of the subject property. Mr. Brooks added that many of the improvements have already been completed.

Mr. Brooks advised the Board that the applicant was not present however staff was available to answer any questions.

Chairman Nichols asked for any questions from the Board.

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Board member Bowlin asked what the purpose of the deck was and expressed concern with the look that the house seems to be taking from the original request that was brought before them.

General discussion took place between the Board concerning the issue of the work already having started and how it appears it will look and what was previously approved.

Planning Director, Ryan Miller, advised the Board that they had the option to table the item to allow the applicant to be present to further explain the request and answer the questions the Board has.

Mr. Miller added that the house recently changed from a Landmark property to a medium contributing property.

Chairman Nichols opened up the public hearing and asked anyone who wished to speak to come forward and do so; there being no one indicating such, Chairman Nichols closed the public hearing and brought the item back to the Board for discussion or a motion.

Board member Francisco made a motion to table the item. Board member Clark seconded the motion which passed by a vote of 6-0, with Board member Mishler absent.

III. DISCUSSION ITEMS

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

Planning Director, Ryan Miller, advised the Board that the latest project was the finishing of the Historic Survey.

No discussion took place concerning this agenda item.

IV. ADJOURNMENT

Chairman Nichols adjourned the meeting at 6:31

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 16 DAY OF NOV 2017.



DANIEL NICHOLS, CHAIRMAN



ATTEST: LAURA MORALES, PLANNING COORDINATOR

MINUTES
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 21, 2017
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 Mike Mishler, and Maurice Thompson and Carolyn Francisco. Board members Dick Clark, Jay Odom, Beverly Bowlin were absent from the meeting. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, and Planner Korey Brooks.

II. CONSENT AGENDA

1. Approval of Minutes for the November 16th, 2017 Historic Preservation Advisory Board meeting.

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

III. PUBLIC HEARING ITEMS

2. H2017-017

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) allowing for changes for a medium-contributing property, being a 0.24-acre parcel of land identified as a portion of Lot 1, Austin Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) District, addressed as 902 N. Goliad Street, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request stating that in August of this year the Board approved a Certificate of Appropriateness to allow for modifications to the home which included painting the home white, adding railing, a wood fence, and porch overhangs to the structure. Since that time the applicant has started construction of a deck towards the rear of the home without first seeking approval for a COA however once staff was made aware the applicant was notified and let her know she would need to seek approval for a COA in order to continue with the construction of the deck. Last month a case for the COA was brought before the Board, however the applicant was unable to attend the meeting and the Board then made a motion to table the case to allow the applicant to present the case and answer questions for the Board.

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

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

Natalee Davenport
1640 Coastal Drive
Rockwall, TX

Kristy Kirk
946 Briar Oaks Drive
Rockwall, TX

59 Ms. Kirk came forward and stated they are looking to do the addition of a deck and adding
60 horizontal railing around the deck at a height of 42 inches and towards the back of the house off
61 the back door add stairs down. They are proposing to paint the floor of the deck and all of the
62 railing grey and underneath where it currently is lattice work they are proposing to do board and
63 batten instead and that will be white. Ms. Kirk went on to state that the house has already been
64 painted white and the awning has been added in the front over the set of three windows. They
65 are also proposing to remove the front exterior windows and replace with four pane windows
66 that had been approved as well as adding a single pane window where the front door had been.
67 Ms. Davenport added that they are requesting to have no pane windows instead of the four pane
68 windows.

69
70 Chairman Nichols asked which windows they were seeking to remove and would they match
71 throughout the house or only in the front. Ms. Kirk stated they want to replace the front windows
72 with single pane and for the time being it will only be the ones in the front of the house. Ms. Kirk
73 provided a pictures that showed the side of the house where they are proposing to place the
74 window which will open to the deck and will serve as a bar area for gatherings they host. Ms.
75 Kirk went on to say that the window will actually be two long windows on hydraulics that would
76 open up to the deck. Chairman Nichols asked if that long window would be single pane. Ms. Kirk
77 stated it would be two single pane windows.

78
79 Chairman Nichols asked if the wood fence would serve as railing for the deck. Ms. Kirk stated it
80 that was correct it would be the railing. Chairman Nichols noted that from the depiction that was
81 being shown of the fence looked like to be of similar style as the one the Board had approved
82 but appeared that instead of now being on ground level it was on the deck level. Ms. Davenport
83 stated it was the same as what had been approved and it would be at the deck level.

84
85 Chairman Nichols asked concerning the request to construct awnings to the front of the home,
86 were they looking to add additional awnings to the ones that are already in place. Ms. Kirk stated
87 they were not adding any additional ones; it is for the ones that have already been placed.

88
89 Board member Francisco asked about the size of the deck, since what had been approved was a
90 15x15 size deck and what they have started to build is very outside of that boundary. Mr. Brooks
91 stated that he was informed it was 12x24 however in looking at the picture of the started
92 construction the longest portion is 48 feet and 9 inches long and approximately 30 feet wide.
93 Chairman Nichols noted that was over 1,000 feet of depth, Mr. Brooks indicated it was 1,041
94 square feet. Ms. Kirk stated that what ended up happening in the beginning of their planning and
95 working out designs the deck was not initially planned to be that big, but because of the slope of
96 the yard it would have ended up being wasted space and to make it easier to access and utilize
97 the space they went ahead and decided to extend it.

98
99 Chairman Nichols asked concerning their last request to change the siding to board and batten.
100 Mr. Brooks explained that that request has already been approved by the Board, the COA being
101 requested at this time is for the deck, and the applicant also added the request for the use of
102 single pane windows and for the addition of the side window.

103
104 Chairman Nichols asked if there would be anything to enclose the bottom of the deck and where
105 would the stairwell be located. Ms. Kirk stated they would enclose it using board and batten to
106 mimic the side of the home and the stairs would go out towards the parking lot, she provided a
107 picture that showed where the existing stairs are currently.

108
109 Board member Thompson expressed feeling that the more things that are added such as single
110 pane windows make it more modern and less historic looking.

111
112 Mr. Brooks added that since the request to use single pane windows as well as the addition of
113 the side window were not included with the original request, when a motion is made those two
114 requests would have to be included along with the size of the deck.

115
116 Chairman Nichols asked if there was anyone who wished to speak concerning the item to come
117 forward and do so, there being no one indicating such Chairman Nichols closed the public
118 hearing and brought the item back to the Commission for discussion or action.

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Board member Francisco expressed concern over the size of the deck.

Board member Thompson also expressed concern over the size of the deck noting that its size is very out of scope with the house and with that addition it appears that the house no longer has a historic look.

Chairman Nichols noted that the Board has rescinded the status of the home due to the fact that previous owners did a substantial amount of work on the home without seeking any approval from the Historical Board and therefore the house has lost some of the historic look it once had.

Board member Thompson added his feeling is that in doing additions such as single pane windows, a large deck, a large sliding window, is not keeping with the historic feel it did once have since those have a much more modern look to them and approving these additions only continuous to modernize the home.

Board member Mishler asked what the contributing status of the home was since having rescinded the Landmark status. Chairman Nichols stated it was now a Medium Contributing property. Mr. Brooks noted that the property is currently a Medium Contributing property as of the survey that was recently completed over the summer, however during the next survey the property will be looked at and that status may change.

Planning Director, Ryan Miller, added that the Board also has the ability to change status if they feel that it is no longer a Medium Contributing property and that could be added in their motion to change the status to Low Contributing or Non Contributing. Chairman Nichols expressed not wanting to change the status of the property with a survey having recently been completed and the outcome was designating the home as Medium Contributing.

Board member Mishler made a motion to approve the change in the deck size, along with the addition of the side window but without the change to a single pane window. Due to no second to that motion, the motion on the floor died. Chairman Nichols made a motion to deny H2017-017 due to the single pane windows are not in keeping with the historic nature of the property and the size of the deck overpowers the homes presence in the lot. Board member Thompson seconded the motion which passed by a vote of 4-0 with Board members Odom, Bowlin and Clark absent.

IV. DISCUSSION ITEMS

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

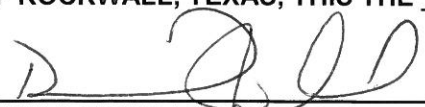
Planning Director, Ryan Miller, stated that there are no current projects to update the Board on.

Chairman Nichols asked if there was any update concerning the demolition of the pump house. Mr. Miller stated currently there is not, staff has contacted the applicant and they are working thru the demolition process; however staff will provide additional information at the next scheduled meeting.

V. ADJOURNMENT

Chairman Nichols adjourned the meeting at 6:24 p.m.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 12 DAY OF Dec 2017.



DANIEL NICHOLS, CHAIRMAN

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ATTEST: LAURA MORALES, PLANNING COORDINATOR