

**MINUTES**  
**HISTORIC PRESERVATION ADVISORY BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers  
February 15, 2018  
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by at 6:01p.m. Board members present were Maurice Thompson, Jay Odom, Carolyn Francisco and Vice-Chair Dick Clark. Absent from the meeting was Chairman Nichols and Mark Mishler. Staff members present were Planning Director, Ryan Miller, and Senior Planner, David Gonzales.

II. CONSENT AGENDA

1. Approval of Minutes for the December 21, 2018 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 5-2 with Chairman Nichols and Board member Mishler absent.

III. PUBLIC HEARING ITEMS

2. H2018-003

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.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that the request came before the Board at the last meeting where the applicant was requesting a Certificate of Appropriateness for a deck and a window on the back side and the window was to be a hydraulic window and she was requesting a single pane window at that time. The Board at that meeting ultimately moved to deny the applicant's request and at that time the applicant submitted a request to appeal the decision to the City Council. On January 16, 2018 the City Council reviewed the applicant's request and ultimately decided that the HPAB did not err in its decision to deny the case however City Council denied without prejudice to allow the applicant the ability to propose an alternative plan for the HPAB's consideration without having to remove the current improvements. In response to this motion, the applicant has submitted four configurations for the proposed deck, and is seeking guidance from the HPAB on what would be acceptable, specifically the options are aimed at reducing the size of the deck. At the last meeting the Board indicated that they were not necessarily opposed to the deck itself but rather the size of the deck. The applicant has also changed the hydraulic window to a four pane window and is no longer seeking the approval for single pane windows but rather will keep in harmony with the remaining windows on the structure and use a four pane window on the back window, she also provided two additional options for that window which were provided to the Board in their packet for their review.

Mr. Miller advised the Commission that the applicant was present and was available for questions as well as staff.

Vice-Chairman Clark asked the applicant to come forward and speak.

59           Natalee Davenport  
60           1640 Coastal Drive  
61           Rockwall, TX  
62

63           Ms. Davenport came forward and indicated that she is seeking guidance from the Board and is  
64           open to their suggestions to move forward she bought the property two years ago it is not her  
65           intention to not follow the City or the Boards regulations but since having purchased the home  
66           she has dealt with some bad contractors. She provided a brief explanation of the request which  
67           went over the three different options she is proposing which included detailed pictures of each.  
68           What is being proposed is option one would be to have the four pane window with a hydraulic  
69           lift which is a more contemporary however that can be changed to provide a slide window which  
70           would look less contemporary and more historical in nature. In regards to the decking option  
71           one is to have the back and side of the deck cut back to allow landscaping on both sides of the  
72           stairwell and beside the ADA railing.  
73

74           Vice-Chairman Clark asked what the width and the length of the deck were. Mr. Miller referenced  
75           the floor plan that the applicant provided and stated it would pull in 2 ½ -3 feet on the side and  
76           five feet in the back. Mr. Miller indicated that according to the applicant the objective with the  
77           deck was to have the back door accessible from the deck but also provided an additional option.  
78           Ms. Davenport explained that the back door and the side door on Option 1a would allow exit  
79           from both the back and side door. Option 2 showed the back of the deck to be cut off, the side of  
80           the deck cut back and having two sets of stairs one leading to the deck and the other set leading  
81           to the existing back door. This option would allow landscaping on both sides of the stairwell and  
82           beside the railing.  
83

84           Vice-Chairman Clark asked what Ms. Davenport envisioned the decks purpose to be. Ms.  
85           Davenport stated the intent was to allow for entertaining clients and real estate partners of her  
86           mortgage company.  
87

88           Mr. Miller added that applicant has site planned the property already which is the conversion  
89           point from a residential use to a commercial use and her use is permitted by right in the District  
90           it is a Residential Office.  
91

92           Board member Thompson asked concerning the railing. Ms. Davenport stated it was for ADA  
93           purposes and is a requirement.  
94

95           Board member Francisco asked if rather than having open railing along the deck it could be  
96           more of a privacy screen fence to minimize visibility perhaps more board and baton look. Ms.  
97           Davenport indicated originally the thought was to do a horizontal fencing however she thought  
98           what she is proposing currently would be something the Board might prefer. Mr. Miller added  
99           that it sounded that what Board member Francisco was referencing was more of a four foot  
100           privacy fence. Board member Francisco indicated it was more or less, something that would  
101           allow for more privacy and screening.  
102

103           Vice-Chairman Clark asked how many people approximately would the deck hold. Ms. Davenport  
104           stated between 10-15 people roughly.  
105

106           Board member Odom generally expressed liking option 1 as opposed to trying to do the two  
107           separate stair cases.  
108

109           Mr. Miller asked the Board if they had any preference to the window option that are proposed  
110           adding that single pane windows were not approved at the first request the applicant brought  
111           forward the Board felt that look was somewhat too modern. Ms. Davenport added that they are  
112           proposing four pane windows and could be open to the sliding or the hydraulic she mentioned  
113           earlier, she indicated she was open to whatever option the Board favored.  
114

115           General discussion took place between the Board discussing the option to provide an option  
116           that would allow more privacy such as landscaping options and also discussed the different  
117           options for the deck and windows that the applicant provided and which would be a better fit to  
118           maintain the historical look of the home.

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

Vice-Chairman Clark made a motion to approve Option 2 for the deck, the sliding window and a thick vegetative screening along Heath Street. Board member Francisco seconded the motion which passed by a vote of 5-0 with Chairman Nichols and Board member Mishler absent.

IV. DISCUSSION ITEMS

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

Planning Director, Ryan Miller, indicated currently there was no updates to report.

V. ADJOURNMENT

Vice-Chairman Clark adjourned the meeting at 6:55p.m.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 19 DAY OF July 2018.

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

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

**MINUTES**  
**HISTORIC PRESERVATION ADVISORY BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**May 17, 2018**  
**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, Maurice Thompson and Carolyn Francisco, Jay Odom, and Beverly Bowlin. Absent from the meeting was Dick Clark. Staff members present were Planning Director, Ryan Miller, Senior Planner, David Gonzales, and Planning Coordinator, Laura Morales.

Chairman Nichols advised the Board that Agenda Item #2 and #3 would be moved up on the agenda.

II. PUBLIC HEARING ITEMS

1. H2018-006

Hold a public hearing to discuss and consider a request by Tara Migneault for the approval of a zoning change from a Single Family 7 (SF-7) District to a Residential Office (RO) District on a 0.50-acre parcel of land identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, identified as a Local Landmarked Property, addressed as 506 Barnes Street, and take any action necessary.

Planning Director, Ryan Miller, gave a brief explanation of the request stating that the subject property is a local landmark property, The Underwood House, built in 1905 and it is considered a landmark property due to its historical significance with regard to architecture. The applicant is requesting is to change the zoning from a Residential designation to a Residential Office designation. According to the purpose statements stipulated in the Unified Development Code, the Residential Office District is for "...low intensity office development providing professional, medical and other office services..." and to allow existing residential houses to be "converted from single-family and two-family residences to low-intensity office uses in order to extend the economic life of these structures. The applicant is requesting this in response to a case that the Neighborhood Improvement Department opened due to it being brought to their attention that the home was being used as an office which is a zoning violation. Mr. Miller further noted that the land uses adjacent to the subject property are directly north of the subject property is a single-family home zoned Single-Family 7 District. Beyond this is Storrs Street followed by a vacant tract of land. This area is zoned Downtown District. Directly south of the subject property is a single-family home. Beyond this is St. Mary's Street followed by a Local Landmarked single-family home which is the Jordan House. This area is zoned Single-Family 7 District. Directly east of the subject property is Rockwall Nursing Center which is zoned Multi-Family 14 District. Beyond this is S. Fannin Street followed by a tract of land that contains duplexes and this area is zoned Two-Family District. Directly west of the subject property is an office building which is The White Law Firm that is zoned General Retail District and beyond this is S. Goliad Street followed by a shopping center.

Mr. Miller went on to state that the reason it is before the Board is due to it being a Local Landmark property and as a result the Board is required to provide a recommendation to both the Planning and Zoning Commission and City Council on the request. Mr. Miller pointed out that should the request be approved the applicant would be required to site plan the property which the Board would see through the Certificate of Appropriateness process. The applicant has stated that she does not intend to change the exterior of the structure and will maintain the historic architectural features presented on the façade of the subject property; however, since the applicant is proposing to convert the existing home from a single-family land use to a general office land use, the applicant is required to construct a parking lot to accommodate the

60 parking, six parking spaces, and to provide screening for any adjacent residential property. In  
61 addition the Future Land Use Map, adopted with the Comprehensive Plan, designates the  
62 subject property for Medium Density Residential land uses and should the City Council approve  
63 the applicant's request, staff included a condition of approval that would amend the Future Land  
64 Use Map to reflect the proposed change in land use from a Medium Density Residential  
65 designation to a Commercial designation.  
66

67 Mr. Miller went on to state that on May 2, 2018, staff mailed 103 notices to property owners and  
68 residents within 500-feet of the subject property notified the Bent Creek Condos, Stonebridge  
69 Meadows which are the only HOA's/Neighborhood Associations within 1,500-feet of the subject  
70 property participating in the Neighborhood Notification Program. Staff received one notice back  
71 in favor of the request.  
72

73 Mr. Miller advised the Board the applicant was not present however staff would be available for  
74 questions.  
75

76 Chairman Nichols asked for questions or discussion from the Board.  
77

78 Board member Bowlin noted that she drove by the property and noticed there was a Coming  
79 Soon on the market sign posted on the front lawn of the property.  
80

81 Board member Odom added that it appears the applicant had met with a listing agent and the  
82 property is not technically listed for sale yet but appears it will be pending the outcome of the  
83 case. Board member Odom expressed concern due to the staff notes indicating the applicant  
84 has stated she does not intend on changing it and now it appears she has intentions of putting it  
85 up for sale. Mr. Miller stated staff was not aware of that at the time the case memo was written  
86 and provided to the Board.  
87

88 Mr. Miller indicated the applicant arrived at the meeting.  
89

90 Chairman Nichols asked the applicant to come forward and speak.  
91

92 Tara Migneault  
93 506 Barnes  
94 Rockwall, TX  
95

96 Ms. Migneault came forward and gave a brief explanation of her request. She explained that her  
97 husband, who has in the last month passed away, housed his business out of the subject  
98 property and her desire is to continue to be able to use the house as this to continue to help  
99 support her family. She feels it is a great fit due to the proximity of the nursing home. She  
100 strongly urged the Board to please consider granting her request.  
101

102 Chairman Nichols asked for questions for questions from the Board.  
103

104 Board member Odom asked the applicant concerning the for sale sign that was recently placed  
105 on the property. Ms. Migneault indicated she was not sure what she was going to do she is  
106 looking for the Boards help and recommendations and it is somewhat dependent on their  
107 decision if she is unable to keep her business open she may not have a choice but to sell to  
108 sustain her family financially.  
109

110 Chairman Nichols opened up the public hearing and asked if anyone wished to speak to come  
111 forward and do so.  
112

113 Carol Crow  
114 514 Williams Street  
115 Rockwall, TX  
116

117 Ms. Crow came forward and expressed not being in favor of the request. Wishes the Historic  
118 District and this area to remain as is, she feels too many changes have already been made

119 already and her hope and fight is to preserve her neighborhood. She strongly urged the Board  
120 to not approve request.

121  
122 Allison Odom  
123 405 N. Fannin  
124 Rockwall, TX  
125

126 Ms. Odom came forward and expressed her opposition of the request. She expressed her desire  
127 to preserve the neighborhood as Ms. Crow indicated. She asked the applicant  
128

129 Chairman Nichols asked the applicant to come forward to offer any rebuttal.  
130

131 Ms. Migneault came forward stated that Barnes is surrounded by businesses and she feels her  
132 request would fit what is already surrounding her. She doesn't feel that it would fit as a  
133 residential property due to the nursing homes proximity. She believes is being used as the  
134 purpose for what she is requesting will add to the area.  
135

136 Chairman Nichols closed the public hearing and brought the item back to the Board for  
137 questions or discussion.  
138

139 Board member Odom expressed not being in favor of the request. As a resident of the area he  
140 feels he as well as many of his neighbors, who he has spoken with, do not want any more of  
141 these historic older homes turned into businesses. Chairman Nichols expressed preferring the  
142 home to stay as a single family home.  
143

144 Extensive discussion took place between the Board concerning the pros and cons of granting  
145 the request and what the outcome of this would cause to the preservation of the neighborhood  
146 in regards to this Landmark house as well as the change to the house the zoning requirements  
147 would require such as the ADA requirements and parking those additions would greatly change  
148 the characteristics of the historic look of the home.  
149

150 Chairman Nichols made a motion to approve the H2018-006. There being no second the motion  
151 on the floor fails. Board member Odom made a motion to deny case H2018-006. Board member  
152 Thompson seconded the motion which passed by a vote of 6-0 with Board member Clark absent.  
153

154 Mr. Miller noted that the next public hearing for this case would be held before the Planning and  
155 Zoning Commission on June 12, 2018 and before City Council on June 18, 2018.  
156  
157

## 158 2. H2018-010

159 Hold a public hearing to discuss and consider a request for a Small Neighborhood Matching  
160 Grant from Rodney and Fran Webb for a Low-Contributing Property zoned Single-Family 7  
161 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 507 E. Rusk  
162 Street, further identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall  
163 County, Texas, and take any action necessary.  
164

165 Senior Planner, David Gonzales, gave a brief explanation of the request stating that the property  
166 is a low contributing property within the Historic District which is part of the requirement in  
167 order to obtain a Small Neighborhood Matching Grant. The home is approximately 1,997 sq. ft.,  
168 and based on the 2017 Historic Resources Survey, the main area was considered to have been  
169 constructed in the Folk Victorian style in 1890. The applicants are requesting approval of a Small  
170 Neighborhood Matching Grant in conjunction with a building permit waiver [H2018-010] for the  
171 purpose of renovating an existing home on a Low-Contributing property. According to the  
172 applicants, the purpose of the renovation is to replace aluminum windows, installed in 1960, with  
173 wood windows that are more compatible of the architecture of time period in which the home  
174 was originally constructed. The applicants have stated that home has some existing wood  
175 windows that will remain and the new windows will match the existing windows. The applicants  
176 have provided pictures of the existing aluminum windows that are to be removed, as well as the  
177 existing wood windows. In this case, the proposed renovation would bring the home closer into  
178 conformity with guidelines stipulated in the Unified Development Code. Additionally, since the

179 applicants plan to match the existing wood windows, the renovation is considered to be a “like-  
180 in-kind” renovation and does not require a Certificate of Appropriateness.

181  
182 Mr. Gonzales provided pictures of the proposed windows and indicated that based upon the  
183 applicant’s scope of work, replacing the windows would be eligible for the Small Neighborhood  
184 Matching Grant. Properties classified as Low-Contributing shall be eligible for a total grant  
185 amount of up to \$1,000.00 and based on the estimated valuation of \$9,300.00 for the  
186 remodel/rehabilitation, the applicant is eligible for a total grant amount of \$1,000.00 should the  
187 Historic Preservation Advisory Board approve the request. The Small Neighborhood Matching  
188 Grant funds would be reduced to \$3,000.00.

189  
190 Mr. Gonzales advised the Board the applicant was present and available for questions as well as  
191 staff.

192  
193 Chairman Nichols asked staff what the remainder of the funds was. Mr. Gonzales indicated that  
194 the Board approved a small matching grant of \$1,000 for 302 Margaret Street on April 19, 2018  
195 which leaves \$4,000 for Small Neighborhood Matching Grant funds to be allocated in FY2018.  
196 Should this request be approved, the Small Neighborhood Matching Grant funds would be  
197 reduced to \$3,000.00.

198  
199 Chairman Nichols opened up the public hearing and asked the applicant to come forward and  
200 speak.

201  
202 Fran Webb  
203 507 E. Rusk Street  
204 Rockwall, TX

205  
206 Ms. Webb came forward and stated they are working towards giving their home the appearance  
207 more in line of when it was built. She indicated she was available for questions.

208  
209 Chairman Nichols asked for questions from the Board.

210  
211 Chairman Nichols asked if there was anyone wishing to speak to come forward and do so.

212  
213 Carol Crow  
214 504 Williams Street  
215 Rockwall, TX

216  
217 Ms. Crow came forward and expressed being in favor of the request.

218  
219 Chairman Nichols asked if there was anyone else wishing to speak to come forward and do so,  
220 there being no one indicating such Chairman Nichols closed the public hearing and brought the  
221 item back to the Board for discussion or action.

222  
223 Board member Francisco made a motion to approve the matching grant in the amount of \$1,000.  
224 Board member Thompson seconded the motion which passed by a vote of 6-0 with Board  
225 member Clark absent.

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228 3. H2018-011

229 Hold a public hearing to discuss and consider a request for a building permit fee waiver from  
230 Rodney and Fran Webb for a Low-Contributing Property zoned Single-Family 7 (SF-7) District,  
231 situated within the Historic Overlay (HOV) District, addressed as 507 E. Rusk Street, further  
232 identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, and  
233 take any action necessary.

234  
235 Senior Planner, David Gonzales, indicated the request was essentially the same as the  
236 previously discussed case but in this case the request is for the building permit fee. The only  
237 difference in the program is that you must have a minimum of \$5,000 and in this case does fall  
238 within that qualification.

239 Chairman Nichols opened up the public hearing and asked if anyone wished to speak to come  
240 forward and speak there being no one indicating such; Chairman Nichols closed the public  
241 hearing and brought the public  
242

243 Chairman Nichols made a motion to approve the building permit waiver fee. Board member  
244 Mishler seconded the motion which passed by a vote of 6-0 with Board member Clark absent.  
245  
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247 III. DISCUSSION ITEMS  
248

- 249 4. Update from Historic Preservation Officer (HPO) regarding historic projects.  
250 i. Bankhead Highway Signage  
251 ii. CLG four (4) year evaluation  
252

253 Senior Planner, David Gonzales, gave a brief update in regards to the historic projects and  
254 indicated that the Bankhead Highway signs have been placed on the locations the Board  
255 approved for them to be.  
256  
257

258 IV. ADJOURNMENT  
259

260 Chairman Nichols adjourned the meeting at 7: 06p.m.  
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265 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY  
266 OF ROCKWALL, TEXAS, THIS THE 19 DAY OF July 2017.  
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270 DANIEL NICHOLS, CHAIRMAN

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274 ATTEST: LAURA MORALES, PLANNING COORDINATOR  
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**MINUTES**  
**HISTORIC PRESERVATION ADVISORY BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**June 21, 2018**  
**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, Maurice Thompson and Carolyn Francisco, Jay Odom, and Beverly Bowlin. Absent from the meeting was Board member Mike Mishler. Staff members present were Planning Director, Ryan Miller, and Senior Planner, David Gonzales.

II. CONSENT AGENDA

1. Approval of Minutes for the May 17, 2018 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 6-0 with Board member Mishler absent.

Board member Mishler arrived to the meeting after the Consent Agenda was approved.

III. PUBLIC HEARING ITEMS

2. H2018-012

Hold a public hearing to discuss and consider a request for a Small Neighborhood Matching Grant from Rodney and Fran Webb for a Low-Contributing Property zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 507 E. Rusk Street, further identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the subject property is located at 507 E. Rusk Street and is recognized as a Low-Contributing Property and is located on the northwest corner of E. Rusk Street and N. Tyler Street. The applicants came before the Board last month requesting a Certificate of Appropriateness for changes to aluminum windows that they changed to windows and that request was granted. Additionally the applicants also requested a Small Matching Grant as well as a Building Permit Waiver which were also approved. There is a subsequent request the applicants are requesting because they will be painting the exterior of the home. They plan on painting the exterior white and additionally the front door indigo. Mr. Gonzales explained that although the property was going to be painted it would not require a building permit to be issued and therefore does not require a Certificate of Appropriateness however the Historic guidelines indicate that the color should be appropriate to the neighborhood and surrounding properties although approval of the colors is not required.

Mr. Gonzales went on to explain that The Small Neighborhood Matching Grants Program is an incentive to encourage small improvements or beautification projects for residential properties within the City's historic districts. This program provides matching funds of up to 50% of the total cost. For a residential property to be eligible for the Small Matching Grant Program, the property must be located within the Old Town Rockwall Historic District or the Southside Residential Neighborhood Overlay) District and must involve improvements to the outside of the property that are visible to the street. Based upon the applicant's scope of work, painting the exterior of the home would be eligible for the Small

58 Neighborhood Matching Grant. Properties classified as Low-Contributing shall be eligible  
59 for a total grant amount of up to \$1,000.00. Based on the estimated valuation of \$5,500 for  
60 the remodel/rehabilitation, the applicant is eligible for a total grant amount of \$1,000.00.  
61 Should the request be approved, the Small Neighborhood Matching Grant funds would be  
62 reduced to \$3,000.00.

63  
64 Mr. Gonzales advised the Board that the applicant was present and available for questions  
65 as well as staff.

66  
67 Chairman Nichols opened up the public hearing and asked the applicant to come forward.

68  
69 Rodney Webb  
70 507 E. Rusk  
71 Rockwall, TX

72  
73 Chairman Nichols asked the Board for any questions from the Board for the applicant and if  
74 anyone else in the audience wished to speak on the item there being no one indicating so  
75 Chairman Nichols closed the public hearing and brought the item back to the Board for  
76 discussion or a motion.

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78 Board member Clark made a motion to approve H2018-012. Board member Odom seconded  
79 the motion which passed by a vote of 7-0.

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82 IV. DISCUSSION ITEMS

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

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86 Planning Director, Ryan Miller, stated that currently staff does not have any ongoing  
87 historic projects.

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89 V. ADJOURNMENT

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91 Chairman Nichols adjourned the meeting at 6: 08p.m.

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93 VI. WORK SESSION

94  
95 ✓ Historic Preservation Advisory Board (HPAB) Work Session

96 A work session will be held in the City Council meeting room immediately following the  
97 adjournment of the June 21, 2018 Historic Preservation Advisory Board (HPAB) meeting for the  
98 purpose of holding a training session with the CLG Coordinator of the Texas Historical Commission  
99 (THC).

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102 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE  
103 CITY OF ROCKWALL, TEXAS, THIS THE 19 DAY OF July 2017.

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107 DANIEL NICHOLS, CHAIRMAN

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111 ATTEST: LAURA MORALES, PLANNING COORDINATOR

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**MINUTES**  
**HISTORIC PRESERVATION ADVISORY BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers  
July 19, 2018  
6:00 P.M.

9 I. CALL TO ORDER

10 The meeting was called to order by Chairman Nichols at 6:00 p.m. Board members  
11 present were Dick Clark, Maurice Thompson, Carolyn Francisco, Mike Mishler and  
12 Beverly Bowlin. Absent from the meeting was Board member and Jay Odom. Staff  
13 members present were Planning Director, Ryan Miller, Planner, Korey Brooks and  
14 Planning Coordinator, Laura Morales.  
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16  
17 II. CONSENT AGENDA

- 18  
19 1. Approval of Minutes for the *February 15, 2018* Historic Preservation Advisory Board  
20 meeting.  
21  
22 2. Approval of Minutes for the *June 21, 2018* Historic Preservation Advisory Board meeting.  
23

24  
25 Board member Dick made a motion to approve the consent agenda. Board member  
26 Mishler seconded the motion which passed by a vote of -0 with Board member Odom  
27 absent.  
28

29 Board member Odom arrived at the meeting at 6:01.  
30

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32 III. PUBLIC HEARING ITEMS

- 33  
34  
35 3. H2018-013  
36 Hold a public hearing to discuss and consider a request by Kevin Lefere for a Small Matching  
37 Grant for improvements to a *Landmarked Property* being a 0.482-acre tract of land identified  
38 as Lots 1 & 2, Block N, Old Town Rockwall (OTR) Addition, City of Rockwall, Rockwall County,  
39 Texas, zoned Downtown (DT) District, addressed as 102 S. Goliad Street, and take any action  
40 necessary.  
41

42 Planner, Korey Brooks, gave a brief explanation and background of the request. The  
43 applicant is requesting the approval of a small matching grant in conjunction with a  
44 Building Permit Waiver [H2018-014] for the purpose of renovating an existing  
45 commercial building identified as a Landmarked Property. The subject property is  
46 recognized as a Landmarked Property, which indicates that the property is of a value of  
47 preservation pertaining to the historical, cultural, architectural, or archeological  
48 heritage, or an outstanding example of design or a site closely related to an important  
49 peerge, act, or event in history. The commercial building is approximately 4,448 SF,  
50 and based on the Rockwall County Appraisal District, was constructed in 1893. The  
51 commercial structure was constructed in 1893 as the First National Bank.  
52 Subsequently, the building was used to house dry goods and later became a flower  
53 shop with the upper story being a masonic lodge. The building on the subject property  
54 is known as the "Rockwall Flower Shop" and in 2008 the subject property was  
55 landmarked by the City Council as the "Heath-Jones Mercantile District". The applicant

56 has stated that the purpose of the renovation is to tuck point, to cut out existing mortar  
57 and replace to avoid structural water damage, the entire exterior of the building as well  
58 as make renovations to the interior of the building that include electrical  
59 improvements, renovating the restrooms to be ADA compliant, and constructing offices  
60 on the first and second floor. In order for a Landmarked Property to be eligible for the  
61 Small Neighborhood Matching Grants Program, the proposed project must include  
62 improvements to the outside of the property visible to the street such as landscaping,  
63 replacing windows, or painting. Based on the applicant's scope of work, and the  
64 estimated valuation of approximately \$93,000 for the entire project, the tuck pointing  
65 would qualify for a matching grant of up to \$1,000. As of June 21, 2018, the Historic  
66 Preservation Advisory Board has approved three small matching grants for FY2018.  
67 Should this request be approved, Small Neighborhood Matching Grant funds would be  
68 reduced to \$1,000.

69  
70 Mr. Brooks advised the Board that the applicant was present and available for  
71 questions as well as staff.

72  
73 Chairman Nichols asked the applicant to come forward and speak.

74  
75 Kevin Lefere  
76 3117 Stoney Hollow  
77 Rockwall, TX  
78

79 Mr. Lefere came forward and indicated they are not planning to tuck the entire building  
80 only approximately 70% but will go beyond that if needed also they will cover all the  
81 brick that is loose which is the biggest reason they are doing the tucking. They are  
82 doing major interior renovations as well. Mr. Lefere added that they are working to  
83 incorporate the old Coca-Cola sign to make it look as much as the original as possible.  
84

85 Chairman Nichols asked the Board for questions for the applicant.

86  
87 Board member Mishler asked what would occupy the building. Mr. Lefere stated the  
88 first floor would be offices and executive suites with a large conference room that will  
89 be shared and the second floor would be Ridgepoint offices.

90  
91 Chairman Nichols opened up the public hearing and asked if anyone wished to speak to  
92 come forward and do so, there being no one indicating such Chairman Nichols closed  
93 the public hearing and brought the item back to the Board for discussion or a motion.  
94

95 Board member Francisco made a motion to approve the Small Matching Grant. Board  
96 member Thompson seconded the motion which passed by a vote of 7-0.  
97

98  
99 4. H2018-014

100 Hold a public hearing to discuss and consider a request by Kevin Lefere for a Building Permit  
101 Fee Waiver for improvements to a *Landmarked Property* being a 0.482-acre tract of land  
102 identified as Lots 1 & 2, Block N, Old Town Rockwall (OTR) Addition, City of Rockwall,  
103 Rockwall County, Texas, zoned Downtown (DT) District, addressed as 102 S. Goliad Street,  
104 and take any action necessary.  
105

106 Planner, Korey Brooks, indicated the request involves the same subject property as the  
107 agenda item that was just discussed. In this case the applicant is requesting Building  
108 Permit fees for the proposed renovation are in the amount of \$956.25 and Landmark  
109 properties are eligible for full permit waiver.  
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Chairman Nichols opened up the public hearing and asked if anyone 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 motions.

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

IV. DISCUSSION ITEMS

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


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

V. ADJOURNMENT

Chairman Nichols adjourned the meeting at 6:11p.m

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 20 DAY OF Sept, 2018

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

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

**MINUTES**  
**HISTORIC PRESERVATION ADVISORY BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**September 20, 2018**  
**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, Maurice Thompson, Carolyn Francisco, and Beverly Bowlin. Absent from the meeting was Board member Mike Mishler and Jay Odom. Staff members present were Planning Director, Ryan Miller, Planner, Korey Brooks and Planning Coordinator, Laura Morales.

II. CONSENT AGENDA

Board member Clark made a motion to approve the consent agenda. Board member Thompson seconded the motion which passed by a vote of 4-2 with Board member Odom and Mishler absent.

1. Approval of Minutes for the July 19, 2018 Historic Preservation Advisory Board meeting.

III. PUBLIC HEARING ITEMS

2. H2018-015

Hold a public hearing to discuss and consider a request by Lisa Rich for a Certificate of Appropriateness (COA) for modifications to a Non-Contributing Property being a 0.2070-acre parcel of land located in the Old Town Rockwall (OTR) Historic District and the Historic Overlay (HO) District, identified as Lot 1, Dawson Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 202 S. Clark Street, and take any action necessary.

Planner, Korey Brooks, gave a brief explanation of the request. The applicant is requesting the approval of Certificate of Appropriateness in conjunction with a Building Permit Waiver/Reduction for the purpose of expanding the front porch on an existing single-family home. According to the 2017 Historic Resources Survey of Rockwall, the home was constructed in 1950 and is considered to be a Bungalow with Craftsman stylistic influences. The home is located on a Non-Contributing Property, situated within the Old Town Rockwall District and the Historic Overlay District, and is addressed as 202 S. Clark Street. There is currently an existing small covered porch on the front of the home and the applicant is proposing to increase the size of the porch by 110 square feet to extend it to the end of the home. According to the applicant, the materials will match the existing porch and the intent is to blend seamlessly with the existing porch and to be compatible with the existing home and neighboring homes. The subject property is recognized as a Non-Contributing Property, which indicates that the building, site, structure, or object does not add to the historical architectural qualities or historical associations or archaeological value for which a property or district is significant because it was not present during the period of significance or due to alterations, disturbances, additions, or other changes so that it no longer possesses historical integrity reflecting its character at that time, is incapable of yielding important information about that period, or it does not independently meet the National Register criteria. In this case, several alterations such as windows and doors replaced, exterior wall materials replaced and a 45 square foot front porch that were

57 added were made to the home in 1990, according to the Rockwall County Appraisal  
58 District. Additionally, a rear addition, side addition and a swimming pool were added in  
59 2006, which attributes to the non-contributing status of the subject property.  
60

61 Mr. Brooks added that although the subject property is non-contributing and is not  
62 required to conform to the Unified Development Code, the Historic Preservation  
63 Advisory Board is tasked with determining if the expansion of the porch is compatible  
64 with the historic district. In this case, the applicant is proposing to match the design  
65 and roofline of the existing porch and the expanded porch appears to be compatible  
66 with the neighboring homes. There are several homes of similar style located across  
67 the street and just south of the subject property, however, these homes are not located  
68 within the historic district. Considering the applicant's scope of work and the subject  
69 property's non-contributing status, this request is compatible with the historic district  
70 and approval of this request does not appear to negatively impact the historical  
71 integrity of the subject property or neighboring properties.  
72

73 Chairman Nichols asked the applicant to come forward and speak.  
74

75 Lisa Rich  
76 202 S. Clark  
77 Rockwall, TX  
78

79 Ms. Rich came forward and shared that she has always wanted to expand the porch.  
80 She feels it will be a beautiful contribution to the home and enhance the appearance of  
81 the home.  
82

83 Chairman Nichols asked about the roof line. Ms. Rich shared that the roof line would be  
84 high and will have some eaves and it will look uniformed.  
85

86 Ms. Rich added that she also moved her front door that was facing the side street to the  
87 middle and now faces Clark Street.  
88

89 Board member Thompson asked if the porch was concrete. Ms. Rich indicated that the  
90 existing porch is concrete and the new porch will be the same level as the concrete  
91 however the addition will be a wood deck which will be stained.  
92

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

97 Chairman Nichols made a motion to approve H2018-015 with staff recommendations.  
98 Board member Clark seconded the motion which passed by a vote of 5-2 with Board  
99 member Odom and Mishler absent.  
100

101 3. H2018-016

102 Hold a public hearing to discuss and consider a request by Lisa Rich for a Building Permit Fee  
103 Waiver/Reduction for modifications to a Non-Contributing Property being a 0.2070-acre parcel  
104 of land located in the Old Town Rockwall (OTR) Historic District and the Historic Overlay (HO)  
105 District, identified as Lot 1, Dawson Addition, City of Rockwall, Rockwall County, Texas, zoned  
106 Single-Family 7 (SF-7) District, addressed as 202 S. Clark Street, and take any action  
107 necessary.  
108

109 Planner, Corey Brooks, gave a brief explanation of the request. He indicated he would  
110 not elaborate on the request due to it being the same property that the Board took  
111 action on. He stated that the applicant is requesting a building permit fee waiver in

112 conjunction with the Certificate of Appropriateness. The property is considered to be  
113 non-contributing and in order for Non-Contributing Properties to be eligible for the  
114 Building Permit Fee Waiver and Reduction Program, the property must be a  
115 rehabilitation or restoration project involving a minimum of \$5,000 for substantial  
116 exterior improvements. Based on the applicant's scope of work and the estimated  
117 valuation of approximately \$8,000, the permit fees would be approximately \$166.15. If  
118 the request is approved, the applicant would be eligible for a 50% reduction of building  
119 permit fees, which would equate to approximately \$83.00.  
120

121 Chairman Nichols opened up the public hearing and asked if anyone wished to speak to  
122 come forward and do so, there being no one indicating such Chairman Nichols closed  
123 the public hearing and brought the item back to the Board for discussion or action.  
124

125 Board member Clark made a motion to approve H2018-016 with staff recommendations.  
126 Board member Thompson seconded the motion which passed by a vote of 5-2 with  
127 Board member Odom and Mishler absent.  
128

129 4. H2018-017

130 Hold a public hearing to discuss and consider a request by Mike and Sonja West for a  
131 Certificate of Appropriateness (COA) for modifications to a Landmarked Property being a  
132 0.7450-acre parcel of land, identified as Lot 3, Austin Addition, City of Rockwall, Rockwall  
133 County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO)  
134 District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed  
135 as 912 N. Goliad Street, and take any action necessary.  
136

137 Planner, Korey Brooks, gave a brief explanation and background of the request. The  
138 applicants are requesting the approval of Certificate of Appropriateness for the purpose  
139 of converting a single-family home to a residential-office building for the operation of a  
140 real estate office. According to the 2017 Historic Resources Survey of Rockwall, the  
141 home was constructed in 1893 and is considered to be a Modified L-Plan with Colonial  
142 Revival stylistic influences. The subject property is a Landmarked Property situated  
143 within North Goliad Corridor Overlay District and addressed as 912 N Goliad Street. In  
144 November, 2007, the City Council approved Ordinance No. 07-43, which established the  
145 subject property as the Historic "Austin-Stacey Home" Landmarked District and  
146 designated it a Landmarked Property. This designation is characterized as a property  
147 or structure not contiguous to or part of an existing historic district, however, it is  
148 deemed worth preserving due to its historical significance. The house situated on the  
149 subject property is known as the Austin-Stacey House and was constructed in 1893.  
150 The original owner of the home, Mr. "Captain" Austin, was the first elected tax collector  
151 and sheriff of Rockwall County and later elected to the State Legislature. He active in  
152 business enterprises in Rockwall for 65 years and operated real estate business in the  
153 downtown square until around 1938.  
154

155 Mr. Brooks further shared that the applicants are proposing to convert a 2,700 square  
156 foot single-family home to a residential-office building for the purpose of relocating  
157 their real estate office Citywide Read Estate and Property Management Company. The  
158 applicants are not proposing to make any changes to the exterior of the home,  
159 however, since there will be a change in use, from residential to commercial, the  
160 applicants will be required to add a parking lot. Additionally, the applicants will be  
161 required to screen the parking lot from adjacent residential properties. The Unified  
162 Development Code states that any surface parking within the overlay district shall be  
163 screened and located at the rear or behind the main façade of the building. The  
164 applicants have provided a site plan showing the proposed parking lot located toward  
165 the rear and behind the front façade of the home as well as the proposed screening  
166 from the adjacent residential properties located to the north and east of the subject



167 property. The proposed use is considered to be a residential-office land use and  
168 allowed by-right in Planned Development District 50. Additionally, the applicants state  
169 that they are not proposing to alter the exterior of the structure and will maintain the  
170 historic architectural features presented on the façade of the home. Since the  
171 applicants are proposing to convert the structure from a single-family land use to a  
172 residential-office land use, the applicants are required to construct a parking lot to  
173 accommodate the parking, 9 spaces, required for the proposed use and to provide  
174 parking lot screening from any adjacent residential property. Considering the  
175 applicants' submitted site plan and proposed location of the parking lot and screening,  
176 this request is conforms to the development standards stipulated in the Unified  
177 Development Code and approval of this request does not appear to negatively impact  
178 the historical integrity of the subject property or neighboring properties.  
179

180 Mr. Brooks advised the Board that the applicants were present and available for  
181 questions as well as staff.  
182

183 Chairman Nichols asked the applicants to come forward.  
184

185 Mike West  
186 299 Shenandoah Lane  
187 Rockwall, TX  
188

189 Sonja West  
190 299 Shenandoah Lane  
191 Rockwall, TX  
192

193 Chairman Nichols asked what kind of office would the property be used for. Mrs. West  
194 stated that she currently has her realty office, Citywide Read Estate and Property  
195 Management Company, off of the square and has been there approximately ten years  
196 and now have the opportunity to purchase this building which she has been eager to  
197 buy for some time and are currently under contract. She added they do not have the  
198 foot traffic they once had because a lot of the business is done online and therefore  
199 they do not need a whole lot of parking. Chairman Nichols asked if they would be  
200 residing in the residence. Mrs. West stated they would not it would be only serve for the  
201 use of the residential office.  
202

203 Board member Clark asked if the entire 2,800 square foot building will be use for the  
204 office use. Mr. West stated that it would and they would not be doing any modifications.  
205

206 Board member Bowlin asked what they would be using for screening. Mr. West  
207 indicated that they will mimicking the existing fence and purchasing additional fencing  
208 for it to be the same style of fence to enclose the existing pool. Mr. Brooks added that a  
209 fence that exists behind the structure and not visible from the street would not require a  
210 Certificate of Appropriateness.  
211

212 Chairman Nichols opened up the public hearing and asked if anyone wished to speak to  
213 come forward and do so, there being no one wishing to speak to come forward and do  
214 so there being no one indicating such Chairman Nichols closed the public hearing and  
215 brought the item back to the Board for discussion or action.  
216

217 Chairman Nichols made a motion to approve H2018-017 with staff recommendations.  
218 Board member Francisco seconded the motion which passed by a vote of 5-2 with  
219 Board member Odom and Mishler absent.  
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IV. DISCUSSION ITEMS

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

Senior Planner, David Gonzales, provided a brief explanation of the four year evaluation that took place as part of the City being part of the Certified Local Government program.

V. ADJOURNMENT

Chairman Nichols adjourned the meeting at 6:28 p.m.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 15 DAY OF NOV 2018.

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

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

**MINUTES**  
**HISTORIC PRESERVATION ADVISORY BOARD MEETING**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers  
November 15, 2018  
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, Maurice Thompson, Carolyn Francisco, and Beverly Bowlin. Absent from the meeting was Board members Mike Mishler and Jay Odom. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales and Senior Planner, Korey Brooks and Planner, Dani Madubuikie.

II. CONSENT AGENDA

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

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

III. PUBLIC HEARING ITEMS

2. H2018-018

Hold a public hearing to discuss and consider a request by Kevin Lefere of Rockwall Mercantile, LTD for the approval of a Certificate of Appropriateness (COA) allowing signage on a *Landmarked Property* being a 0.482-acre tract of land identified as a portion of Lots 1 & 2, Block N, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 102 S. Goliad Street, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the case. The applicant is requesting the approval of a Certificate of Appropriateness the subject property is recognized as a Landmarked Property. The commercial building is approximately 4,448 square feet, and based on the Rockwall County Appraisal District, was constructed in 1893. The structure was constructed in 1893 as the First National Bank. Subsequently, the building was used to house dry goods and later became a flower shop with the upper story being a masonic lodge. The building is now known as the "Rockwall Flower Shop" and in 2008 the subject property was landmarked by the City Council as the "Heath-Jones Mercantile District". On July 19, 2018, the Historic Preservation Advisory Board granted a \$1,000 small matching grant and a building permit fee waiver to the applicant for renovations being made to the exterior of the building including tuck pointing to cut out existing mortar and replace to avoid structural water damage for the purpose of restoring the building. The applicant is nearing completion of the renovations and is requesting to place a "MERCANTILE BLDG" mural on the rear façade of the building. The applicant is proposing a small, painted sign that provides the web address for the applicant's real estate company, which will be occupying the building. The sign will be painted on the building and be in the same style as the proposed mural.

Mr. Brooks further noted that the proposed mural and signage seems to conform to the design guidelines stipulated in the Historic District and given the applicant's scope of

59 work the request conforms to the development standards stipulated in the Unified  
60 Development Code and approval of this request does not appear to negatively impact  
61 the historic integrity of the subject property or neighboring properties.  
62

63 Mr. Brooks advised the Board that the applicant was present and available for  
64 questions.  
65

66 Chairman Nichols asked the applicant to come forward.  
67

68 Kevin Lefere  
69 3117 Stoney Hollow Lane  
70 Rockwall, TX  
71

72 Mr. Lefere came forward and shared that the sign will be placed on the south side of the  
73 building. He indicated he is still debating whether or not to add “.com” to the business  
74 name on the proposed small painted sign. He indicated he was available for questions.  
75

76 Chairman Nichols asked how sure they were if they would go with the “.com” on the  
77 sign. Mr. Lefere indicated at the time they are leaning to not having it but the final  
78 decision hasn’t been made. Mr. Lefere provided the Board a picture of what the sign  
79 would look like if they decide not to add it. Chairman Nichols asked if they will have  
80 signage at the front of the building and if so; would it be the same style, design and  
81 font. Mr. Lefere indicated that has not been decided as of yet because they do not want  
82 to put holes in the building and are currently discussing different options.  
83

84 Board member Francisco asked if the applicant was still considering adding the Coca  
85 Cola signage as he had indicated at the previous meeting. Mr. Lefere shared that has  
86 not been determined because they came upon copyright issues with Coca Cola.  
87

88 Board member Clark asked for clarification as to what the Historical guidelines were for  
89 murals/signs within the Historic District. Mr. Brooks briefly went over such guidelines.  
90

91 Chairman Nichols opened up the public hearing and asked if anyone wished to speak to  
92 come forward and do so; there being no one indicating such Chairman Nichols closed  
93 the public hearing and brought the item back to the Board for discussion or action.  
94 General discussion took place between the Board in regards to the proposed  
95 mural/sign location and whether it will remain to have a historical look and feel.  
96

97 Chairman Nichols made a motion to approve H2018-018 with staff recommendations.  
98 Board member Francisco seconded the motion which passed by a vote of 4-1 with  
99 Board member Bowlin dissenting and Board members Odom and Mishler absent.  
100

101 3. H2018-019

102 Hold a public hearing to discuss and consider a request by Kevin Lefere of Rockwall Mercantile, LTD for  
103 the approval of a Small Matching Grant for a mural on a *Landmarked Property* being a 0.482-acre tract  
104 of land identified as a portion of Lots 1 & 2, Block N, Rockwall OT Addition, City of Rockwall, Rockwall  
105 County, Texas, zoned Downtown (DT) District, addressed as 102 S. Goliad Street, and take any action  
106 necessary.  
107

108 Senior Planner, Korey Brooks, gave a brief explanation of the request. The applicant is  
109 requesting the approval of a small matching grant in conjunction with a Certificate of  
110 Appropriateness for the purpose of allowing a mural on a Landmarked Property. On  
111 July 19, 2018, the Historic Preservation Advisory Board granted a \$1,000 small  
112 matching grant and a building permit fee waiver to the applicant for renovating the  
113 exterior of the building including tuck pointing the entire building facade as well as  
114 making interior renovations to the building that included electrical improvements,

115 renovating the restrooms to be ADA compliant, and constructing offices on the first and  
116 second floor. The applicant is nearing completion of the renovations and is requesting  
117 to place a mural on the facade of the building. The applicant has stated that the purpose  
118 of the renovations and the mural is to restore the building.  
119

120 Mr. Brooks went on to explain that In order for a Landmarked Property to be eligible  
121 for the Small Neighborhood Matching Grants Program, the proposed project must  
122 include improvements to the outside of the property visible to the street such as  
123 landscaping, replacing windows, painting. Based on the applicant's scope of work, and  
124 the estimated valuation of approximately \$7,000 for the entire project, the  
125 "MERCHANTILE BLDG" mural would qualify for a matching grant of up to \$1,000. As of  
126 October 1, 2018, the Historic Preservation Advisory Board has \$5,000 in Small  
127 Neighborhood Matching Grant funds to distribute in the fiscal year of 2019 and should  
128 this request be approved, this would be reduced to \$4,000.  
129

130 Mr. Brooks advised the Board that the applicant was available for questions as well as  
131 staff. Mr. Lefere indicated he did not have any additional information to add.  
132

133 Chairman Nichols opened up the public hearing and asked if anyone wished to speak to  
134 come forward and do so; there being no one indicating such Chairman Nichols closed  
135 the public hearing and brought the item back to the Board for discussion or action.  
136

137 Board member Francisco made a motion to approve \$1,000 matching grant. Board  
138 member Clark seconded the motion which passed by a vote of 5-0 with Board members  
139 Odom and Mishler absent.  
140

141  
142 4. H2018-021

143 Hold a public hearing to discuss and consider a request by Derek Jones for the approval of a Certificate  
144 of Appropriateness (COA) for a front yard fence on a Medium Contributing Property being a 0.46-acre  
145 tract of land identified as Block 47A of the B. F. Boydston Addition, City of Rockwall, Rockwall County,  
146 Texas, zoned Single-Family 7 (SF-7) District, located within the Old Town Rockwall (OTR) Historic  
147 District, addressed as 201 S. Clark Street, and take any action necessary.  
148

149 Chairman Nichols indicated that the case has been withdrawn per the applicants'  
150 request.  
151

152 IV. ACTION ITEMS

153  
154 5. H2018-020/SP2018-035

155 Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf Gari Foote for  
156 the approval of a site plan for an office building on a 0.26-acre portion of a larger one (1) acre tract of  
157 land identified as Block 26 of the Garner Addition, zoned Planned Development District 50 (PD-50) for  
158 Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV)  
159 District, located at the northwest corner of the intersection of W. Heath Street and S. Goliad Street [SH-  
160 205], and take any action necessary.  
161

162 Senior Planner, Korey Brooks, gave a brief explanation of the request. The applicant is  
163 requesting the approval of a Certificate of Appropriateness for the purpose of constructing an  
164 office building within Planned Development District 50. The applicant has also submitted a site  
165 plan proposing to construct a 2,430 square foot office building within PD-50. An office building  
166 is allowed by-right within the district and according to the applicant the office building will be  
167 utilized as a counseling facility. The applicant is proposing to clad the facade with a combination  
168 of brick, hardie board or similar cementitious material and stone that is designed to a residential  
169 scale incorporating Craftsman style architecture. According to the Unified Development Code,  
170 development within the overlay district shall generally be historic architectural styles such as  
171 Bungalow, Cottage, Craftsman, Folk Victorian, or Queen Anne styles. Additionally, the UDC  
172 states that the height of new construction shall not exceed 36-feet and shall utilize elements

173 common to the district such as cladding, roofing material, roof structure, and ornamentation.  
174 Furthermore, the existing pattern of building facades should be incorporated into new  
175 developments and utilize a residential roof type such as gable, hip, gambrel, etc. All decorative  
176 fixtures, awnings, signs, and lighting shall be integrated with other design elements. All new  
177 construction within the North Goliad Corridor Overlay District shall submit proposed building  
178 elevations to the Historic Preservation Advisory Board to review and make recommendations to  
179 the Planning and Zoning Commission. Should this request be approved, the applicant would be  
180 required to submit a site plan to the Planning and Zoning Commission. The proposed elevations  
181 seem to conform to all of the above design guidelines stipulated in the North Goliad Corridor  
182 Overlay District development standards. Approval of this request does not appear to negatively  
183 impact the historical integrity of the neighboring properties; however, this is a discretionary  
184 decision for the Historic Preservation Advisory Board.  
185

186 Mr. Brooks advised the applicant that the applicant was present and available for questions.  
187

188 Board member Bowlin shared she felt it looked more like an “office building” and doesn’t appear  
189 to conform to the surrounding buildings.  
190

191 Chairman Nichols asked the applicant to come forward.  
192

193 Wayne Mershawn  
194 Mershawn Architects  
195 2313 Ridge Road  
196 Rockwall, TX  
197

198 Mr. Mershawn came forward and shared that before submitting the current renderings they went  
199 through cases that have been approved to try to stay in line with what would be a good match to  
200 meet the City’s requirements and they feel that what they have brought forward is very similar to  
201 a case that was recently approved aside from the colors however the architectural style is very  
202 similar; however they are open to all suggestions or recommendations the Board may have.  
203

204 Extensive general discussion took place between the Board pertaining to different architectural  
205 elements that the applicant could add/change that would allow it to have a more Craftsman style.  
206

207 Board member Francisco made a motion to approve the case however with the condition to have  
208 more Craftsman style elements and tapered columns incorporated to the structure. Board  
209 member Thompson seconded the motion which passed by a vote of 5-0 with Board members  
210 Odom and Mishler absent.  
211

212  
213 6. Discuss and consider a recommendation concerning the OURHometown Vision 2040  
214 Comprehensive Plan (*i.e.* 2018 Comprehensive Plan Update) and take any action necessary.  
215

216 Planning Director, Ryan Miller, provided a detailed explanation and background of the City’s  
217 approximate twenty four month process of updating the Comprehensive Plan. He shared that  
218 staff provided a draft copy of the changes that are being proposed to be changed and it is before  
219 the Board for recommendation to be taken to the City Council.  
220

221 Chairman Nichols made a motion to recommend the OURHometown Vision 2040 Comprehensive  
222 Plan as presented. Board member Thompson seconded the motion which passed by a vote of  
223 5-0 with Board members Odom and Mishler absent.  
224

225  
226 V. DISCUSSION ITEMS  
227

228 7. Update from Historic Preservation Officer (HPO) regarding historic projects.  
229

230 Planning Manager, David Gonzales, provided a brief update pertaining to historical projects  
231 which included discussion of the placement of a marker for the Glen Hill Cemetery.  
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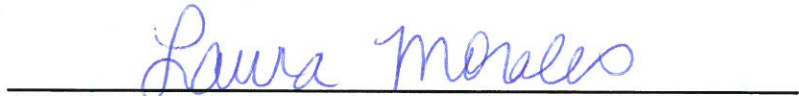
VI. ADJOURNMENT

Chairman Nichols adjourned the meeting at 6:56 p.m.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE  
CITY OF ROCKWALL, TEXAS, THIS THE 20 DAY OF December 2018.



DANIEL NICHOLS, CHAIRMAN



ATTEST: LAURA MORALES, PLANNING COORDINATOR

**MINUTES**  
**HISTORIC PRESERVATION ADVISORY BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**December 20, 2018**  
**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, Maurice Thompson, and Jay Odom. Absent from the meeting was Board members Mike Mishler, Beverly Bowlin and Carolyn Francisco. Staff members present were Planning Director, Ryan Miller, Planner, Korey Brooks and Planning Coordinator, Laura Morales.

II. CONSENT AGENDA

1. Approval of Minutes for the November 15, 2018 Historic Preservation Advisory Board (HPAB) meeting.

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

III. PUBLIC HEARING ITEMS

2. H2018-022

Hold a public hearing to discuss and consider a request by Jarod B. Wicker of RGC's Over-Hauling on behalf of James and Peggy Ricketts for a Certificate of Appropriateness (COA) for an exterior fence replacement on a *High-Contributing Property* zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 401 N. Fannin Street, further identified as Lot C, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The applicant is requesting the approval of a Certificate of Appropriateness in conjunction with a Building Permit Fee Waiver and a Small Neighborhood Matching Grant. The subject property is recognized as a High-Contributing Property, which indicates the property retains a high degree of architectural and physical integrity, and possesses strong associations with regard to the structures' historic context. The home is approximately 2,447 square feet, and based on the 2017 Historic Resources Survey the main area was considered to have been constructed in the Folk Victorian style in 1905.

Mr. Brooks further noted that on June 16, 2016, the Historic Preservation Advisory Board approved a COA to allow renovations and expansion of the existing home on the subject property. On September 21, 2017, staff initiated a Reconsideration of Contributing Status request after reviewing the progress of the renovation and recognizing that the High Contributing designation may no longer be appropriate for the property. Following a review, the Board passed a motion to allow the subject property to maintain its High-Contributing designation. As the renovations near completion, the applicants would like to repair/replace the existing fence. Currently, there is picket fence that is 208-foot long and three feet in height. The applicant is proposing to replace the fence and to match the size, style, and color of the existing fence. In addition, the applicant would like to add two sliding gates at the entrance of the 'u-shaped' driveway which has two entrances from the street forming a 'U' on the subject property. According to the applicants, when the gate is closed, it will appear as an extension of the picketed fence and when the gate is opened, the two gates will slide inward toward the center of the two drive entrances.



60 According to the Unified Development Code, fences requiring a fence/building permit are  
61 required to be reviewed by the Historic Preservation Advisory Board. The Unified Development  
62 Code further states that any fence that requires review must be architecturally compatible in  
63 height, materials, color, texture and design with the style and period of the main structure on the  
64 lot. In this case, the applicant is proposing to match the existing fence. When analyzing the  
65 applicant's request to allow replacement of the exterior fence, the proposed fence does conform  
66 to the design guidelines and matches the present style and color of the existing fence. Given the  
67 applicant's scope of work, this request conforms to the development standards stipulated in the  
68 UDC and approval of this request does not appear to negatively impact the historic integrity of  
69 the subject property or neighboring properties.  
70

71 Mr. Brooks advised the Board that the applicant was present and available for questions as well  
72 as staff.  
73

74 Chairman Nichols asked the reason the request has to come before the Board since they are  
75 replacing the fence with like materials. Mr. Brooks stated it was due to a permit being required  
76 for the fence being replaced and the UDC indicates when there is a permit it has to come before  
77 the Board.  
78

79 Chairman Nichols opened up the public hearing and asked the applicant to come forward.  
80

81 Jarod Wicker  
82 4607 County Road  
83 Royse City, TX  
84

85 Mr. Wicker came forward and shared that the reason for replacement of the fence is due to a  
86 number of the wooden posts are beginning to rot and decay and to comply with the current code  
87 they will have to use steel posts.  
88

89 Chairman Nichols asked if anyone wished to speak to come forward and do so, there being no  
90 one indicating such Chairman Nichols closed the public hearing and brought the item back to  
91 the Board for discussion or a motion.  
92

93 Chairman Nichols made a motion to approve H2018-022 with staff recommendations. Board  
94 member Clark seconded the motion which passed with a vote of 4-0 with Board members  
95 Francisco, Bowlin and Mishler absent.  
96

97 3. H2018-023

98 Hold a public hearing to discuss and consider a request by Jarod B. Wicker of RGC's Over-Hauling on  
99 behalf of James and Peggy Ricketts for a building permit fee waiver for a *High-Contributing Property*  
100 zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as  
101 401 N. Fannin Street, further identified as Lot C, Block 122, B. F. Boydston Addition, City of Rockwall,  
102 Rockwall County, Texas, and take any action necessary.  
103

104 Senior Planner, Corey Brooks, shared that the applicant is requesting a building permit fee  
105 waiver for the installation of the fence. For a residential property to be eligible for the Building  
106 Permit Fee Waiver/Reduction Program, the property must be located within the Old Town  
107 Rockwall Historic District or the Southside Residential Neighborhood Overlay District and  
108 involve a minimum investment of \$5,000.00 that is associated with the rehabilitation or  
109 restoration of a property. Properties classified as Contributing are eligible for a full waiver of  
110 building permit fees and properties classified as Non-Contributing are eligible for a reduction in  
111 permit fees of up to 50%. Based on the applicant's scope of work and the estimated valuation of  
112 \$9,000 for the replacement, the permit fees would be \$35.00. Should the Historic Preservation  
113 Advisory Board approve the request, the applicants would be eligible for a 100% reduction of  
114 building permit fees, which would equate to \$35.00.  
115

116 Mr. Brooks advised the Board that the applicant was present and available for questions as well  
117 as staff.  
118

119 Chairman Nichols asked if anyone wished to speak to come forward and do so, there being no  
120 one indicating such Chairman Nichols closed the public hearing and brought the item back to  
121 the Board for discussion or a motion.  
122

123 Board member Clark made a motion to approve H2018-023 with staff recommendations. Board  
124 member Thompson seconded the motion which passed with a vote of 4-0 with Board members  
125 Francisco, Bowlin and Mishler absent.  
126

127  
128 4. H2018-024  
129 Hold a public hearing to discuss and consider a request by Jarod B. Wicker of RGC's Over-Hauling on  
130 behalf of James and Peggy Ricketts for a Small Matching Grant for an exterior fence replacement on a  
131 *High-Contributing Property* zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay  
132 (HOV) District, addressed as 401 N. Fannin Street, further identified as Lot C, Block 122, B. F. Boydston  
133 Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.  
134

135 Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The  
136 applicant is requesting the approval of a Small Matching Grant. In order for a Contributing  
137 Property to be eligible for the Small Neighborhood Matching Grants Program, the proposed  
138 project must include improvements to the exterior of the property visible to the street such as  
139 landscaping, replacing windows, painting, etc. Based on the applicant's scope of work, and the  
140 estimated valuation of approximately \$9,000.00 for the entire project, the fence  
141 repair/replacement and the painting of the fence would qualify for a matching grant of up to  
142 \$1,000.00. As of December 13, 2018, the Historic Preservation Advisory Board has approved one  
143 small matching grant for FY2019. Should the request be approved, the Small Neighborhood  
144 Matching Grant funds would be reduced to \$4,000.00.  
145

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

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

153 Board member Clark made a motion to approve H2018-024 with staff recommendations. Board  
154 member Odom seconded the motion which passed with a vote of 4-0 with Board members  
155 Francisco, Bowlin and Mishler absent.  
156

157 5. H2018-025  
158 Hold a public hearing to discuss and consider a request by Kevin Lefere for the approval of a Certificate  
159 of Appropriateness (COA) allowing the construction of a new office building on a *Non-Contributing*  
160 *Property* identified as Block 26, Garner Addition, City of Rockwall, Rockwall County, Texas, zoned  
161 Planned Development District 50 (PD-50), situated within the North Goliad Corridor Overlay (NGC OV)  
162 District, addressed as 205 & W. Heath, and take any action necessary.  
163

164  
165 Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The  
166 applicant has submitted an application requesting a Certificate of Appropriateness for the  
167 purpose of constructing a medical office building on a Non-Contributing property that is located  
168 in Planned Development District 50. The applicant is proposing to construct a 2,953 square foot  
169 medical office building on a vacant, Non-Contributing property located within the North Goliad  
170 Corridor Overlay District. Since this district is one of the main entry points into the City,  
171 additional development standards are required in order to protect the scenic and historic  
172 qualities of the district. Staff should note, a medical office building is permitted by-right within  
173 the district and this building will be utilized as a chiropractic office. The submitted site plan and  
174 building elevations propose a two story 30 feet in height Craftsman-style building clad with  
175 hardie board and brick. Additionally the applicant is proposing to utilize a vertical board and  
176 batten style façade and incorporate Craftsman style architectural elements. The applicant states  
177 the reason for choosing a Craftsman-style architecture is to blend with the recently approved  
178 site plan for an office building on the adjacent property to the south.  
179

180 The Unified Development Code, requires that all development within the overlay district be  
181 historic architectural styles such as Bungalow, Cottage, Craftsman, Folk Victorian, or Queen  
182 Anne styles. Additionally, the Unified Development Code states that the height of new  
183 construction shall not exceed 36-feet and shall utilize elements common to the district such as  
184 cladding, roofing material, roof structure, and ornamentation. The existing pattern of building  
185 facades should be incorporated into new developments and utilize a residential roof type such  
186 as gable, hip, gambrel, etc. All decorative fixtures, awnings, signs, and lighting shall be  
187 integrated with other design elements. All new construction within the North Goliad Corridor  
188 Overlay District shall submit proposed building elevations to the Historic Preservation Advisory  
189 Board to review and make recommendations to the Planning and Zoning Commission. Should  
190 this request be approved, the applicant would be required to submit a site plan to the Planning  
191 and Zoning Commission. Additionally, the Unified Development Code states that the Historic  
192 Preservation Advisory Board must approve an application for a Certificate of Appropriateness if  
193 it determines that the application will not adversely affect the character of the site, and the  
194 proposed work is consistent with the regulations contained in the UDC.  
195

196 Mr. Brooks further noted that when analyzing the applicant's request to construct a medical  
197 office building, the proposed elevations seem to conform to all of the above design guidelines  
198 stipulated for the North Goliad Corridor Overlay District. Approval of this request does not  
199 appear to negatively impact the historical integrity of the neighboring properties; however, this  
200 is a discretionary decision for the Historic Preservation Advisory Board.  
201

202 Mr. Brooks advised the Board that the applicant was present and available for questions as well  
203 as staff.  
204

205 Chairman Nichols asked if the request would go before the Architectural Review Board. Mr.  
206 Brooks indicated that the next step once it goes through the Historic Board it would go through  
207 the site plan process which would include review by the Architectural Review Board.  
208

209 Chairman Nichols opened up the public hearing and asked the applicant to come forward.  
210

211 Kevin Lefere  
212 3117 Stoney Hollow Lane  
213 Rockwall, TX  
214

215 Mr. Lefere came forward and provided additional details pertaining to the request. He shared that  
216 a lot of the articulation of the building was based on the articulation with the building on the  
217 adjoining lot that was recently approved.  
218

219 Chairman Nichols asked if they will be seeing a waiver to the 80% masonry requirement. Mr.  
220 Brooks indicated that the North Overlay Corridor allows for the material that the applicant is  
221 presenting therefore no variance is needed.  
222

223 Chairman Nichols asked what roofing material they were going to do as two different options  
224 were provided by the applicant, one being for a composite shingles and metal. Mr. Lefere  
225 indicated that some of the gables that come out over the entrances will likely be stain and seam  
226 and the majority of the roof will be composite shingles.  
227

228 Chairman Odom asked what material the windows would be. Mr. Lefere indicated they would be  
229 vinyl with wood plaid on them.  
230

231 Chairman Nichols asked if anyone wished to speak to come forward and do so, there being no  
232 one indicating such Chairman Nichols closed the public hearing and brought the item back to  
233 the Board for discussion or a motion.  
234

235 Chairman Nichols made a motion to approve H2018-025 with staff recommendations. Board  
236 member Thompson seconded the motion which passed with a vote of 4-0 with Board members  
237 Francisco, Bowlin and Mishler absent.  
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IV. DISCUSSION ITEMS

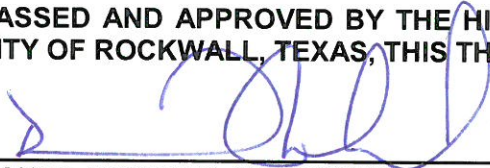
6. Update from Historic Preservation Officer (HPO) regarding historic projects.

Planning Director, Ryan Miller, shared that currently staff is in between projects as the Comprehensive Plan was recently approved and staff will be beginning the implementations of that plan, however staff will be working on projects to bring before the Board.

V. ADJOURNMENT

Chairman Nichols adjourned the meeting at 6:20 p.m.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 21 DAY OF February 2018.

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

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