

**MINUTES**  
**Historic Preservation Advisory Board Meeting**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**January 16, 2014 @ 6:00 P.M.**

I. CALL TO ORDER

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

II. ACTION ITEMS

Board Member Tina Rowe asked if there was a motion concerning the minutes for the *November 21, 2013* meeting.

*Board Member Michael Keegan made a motion to approve the minutes for the November 21, 2013 meeting.*

*Board Member Enid Reyes seconded the motion.*

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

III. PUBLIC HEARING

Ms. Rowe introduced the first public hearing item, Case No. *H2014-001*, which was a request for a Certificate of Appropriateness (COA) by Charlie and Ginni Rickerson for the purpose of constructing a detached garage with guest quarters/secondary living unit, and two driveway's on a property identified as a Landmarked Property situated within the Historic Overlay (HO) District, zoned Single Family 7 (SF-7) District, and take any action necessary. The subject property is located at 109 St. Mary Street and is further identified as Lot A, Block 117 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.

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

*"The applicants, Charlie and Ginni Rickerson, are requesting a Certificate of Appropriateness (COA) for the construction of a detached garage that will include a secondary living unit, the addition of two new driveways, and replacement of the walkway leading to the front porch. According to the applicant's letter, it is their intent to build the detached garage based on the style of the primary structure. The homes' style was constructed as Folk Victorian in 1888, is known as the Jordan House, and is recognized locally as a Landmarked Property. In keeping with the historic integrity of the property, the detached garage (accessory building) will be composed primarily of a beveled (horizontal) six (6) inch wood siding, a steep sloped gabled roof with a staggered "shake" wall surface pattern on the façade, and decorative windows with the cornice and lintel matching the primary structures appearance. The garage door for the building will have the appearance of a carriage styled door, providing an historically relevant quality to the structure.*

*The proposed accessory building will be a two (2) story structure with an overall square footage of approximately 1,152 square feet and an overall height of 30.8 feet. The lower level will consist of a detached garage (accessory building) and will be approximately 576 square feet in area. The Unified Development Code (UDC) allows for one (1) detached garage in a residential district as long as it does not exceed 900 square feet in area or fifteen (15) feet in height, provided that it is located on the same lot as the residential use and that the exterior cladding contains the same materials, excluding glass, as found on the main structure and is generally in the same proportion. The area of the accessory*

building does not exceed the maximum square footage allowed; however, it does exceed the maximum height of fifteen (15) feet, therefore requires approval of a Specific Use Permit (SUP) by the Planning and Zoning Commission and the City Council.

In addition, the proposed accessory building will provide a "Guest Quarters/Secondary Living Unit" on the second floor. The applicant has submitted proposed floor plans for the accessory building indicating the upstairs living space to be 576 square feet, thereby not exceeding the maximum allowable area of 30% of the main structure (2738 sq. ft. X 30% = 821.4 sq. ft.). Under the Permissible Uses Section of the UDC, a guest quarters/secondary living unit requires approval of an SUP with the following conditions:

- Guest quarters or secondary living units may be allowed on a property in a residential zoning district provided it is ancillary to the primary use and that only one such facility is provided.
- The area of such quarters shall not exceed 30% of the area of the main structure.
- No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the Subdivision Ordinance.

Furthermore, the applicant intends to replace the deteriorating walkway that leads to the front porch with a herringbone patterned "brick" walkway. Also, the Rickerson's are proposing the addition of two (2) new driveways leading to the accessory building. One of the driveways will be located along the rear of the property and can be accessed from Barnes Street. The second driveway will be located along St. Mary's Street, which is considered a front entry drive and leads to the rear of the property. The building code requires the drive to be a minimum width of eighteen (18) feet. It is staff's opinion that an eighteen (18) foot wide front driveway may affect the characteristics of the Landmarked Property and therefore would not support the width of driveway as prescribed by the building code. However, an exception to the standards may be considered by the Historic Preservation Advisory Board under the UDC, Appendix D. The applicable sections of the Historic Preservation Guidelines, Section I, Driveways states that the driveway should not exceed a width of ten feet, the driveway may extend along the side of the residence or structure...to the rear yard, and that ribbon driveways are allowed if the paved ribbons are at least one foot wide, and no greater than two feet wide.

As you may recall, the Rickerson's were recently approved for a COA that allows for the restoration of the primary structure based on their goal of maintaining the historical integrity of the home. With this in mind, staff supports the applicants request for the proposed detached garage and guest quarters/secondary living unit given that the building will be compatible in height, materials, color, design and style of the primary structure. However, the front entry drive will remain a discretionary item for the HPAB members and a review of the allowances to these standards as noted should be considered during the process.

Staff supports the applicant's request, with the exception of the proposed front driveway width as noted in this report, for a COA pending conformance with the following conditions of approval:

- 1) The applicant will be required to obtain a building permit from the Building Inspections Department prior to the commencement of any work on the subject property;
- 2) Prior to the issuance of a building permit, submittal and approval of a Specific Use Permit to allow for the height of the accessory building to exceed the fifteen (15) foot height maximum;
- 3) Prior to the issuance of a building permit, submittal and approval of a Specific Use Permit to allow for the "guest quarters/secondary living unit" in conjunction with the detached garage (accessory building);
- 4) Any construction, building or demolition necessary to complete this request must conform to the requirements set forth by the Unified Development Code, the 2009 International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Ms. Rowe opened the floor up for questions of staff.

Mrs. Reyes asked for clarification concerning the request. Mr. Gonzales stated that the applicant was requesting to build a detached garage with a guest quarters and driveway.

Board Member Mike Mishler asked what the distance was between the side property line and the house where the driveway was being proposed. Mr. Gonzales stated that there was about 22-feet between the house and the property line.

Mrs. Reyes asked if there were any other properties within the Historic District that have been permitted to construct a ribbon drive. Mr. Gonzales stated that there are other properties that have ribbon drives and that historically it was permitted.

Staff Member Ryan Miller added that a ribbon drive generally has a lesser impact on the front façade of a home than a standard driveway, and that it can be used as a tool to maintain the historic nature of a property while adding present day utility.

Board Member Mike Mishler asked how the applicant intended on constructing the approach to the driveway. Mr. Gonzales stated he would defer to the applicant to answer that question.

Mr. Keegan asked for clarification concerning the construction of the garage and proposed living unit. Mr. Gonzales stated that the applicant would be required to submit for a building permit and that the plans would be reviewed against all applicable code requirements.

With there being no questions of Ms. Rowe opened the public hearing and invited the applicant to come forward.

Charlie Rikerson  
109 St. Mary's Street  
Rockwall, Texas 75087

Ms. Rowe asked the applicant what he preferred (i.e. a ribbon driveway or a full width driveway) the applicant stated that he preferred a full width driveway but felt that the ribbon drive would best maintain the historic look of the home. Mr. Rikerson asked how far back the board would expect the ribbon drive to go before he could pour a full width driveway for parking.

Ms. Rowe asked how wide the garage being proposed was going to be. Mr. Rikerson stated that it would be 24' x 24'.

Mr. Mishler stated that the garage would need a minimum of 20' – 25' in front of the garage to have a pad for parking.

Mrs. Reyes asked why the applicant was proposing to have a driveway off St. Mary's and off Barnes Street. Mr. Rickerson stated that the dual driveway would be for the guest quarters. Mr. Rikerson also stated that currently the parking on Barnes Street has prevented him from using the existing drive and that this would alleviate that problem.

Mr. Mishler proposed that the ribbon drive extend from the street to beyond the front façade of the home to reduce visibility and then it could widen out into a normal driveway. Mr. Rickerson stated that he would be agreeable with Mr. Mishlers proposal.

Ms. Rowe asked if the Planning and Zoning Commission will also make a recommendation concerning the driveways. Mr. Gonzales stated that the HPAB has the authority to approve the driveway by approving the Certificate of Appropriateness (COA), and that the Planning and Zoning Commission would only be looking at the Specific Use Permit (SUP) for the detached garage with living area and not the driveway.

Mrs. Canup stated that she preferred a ribbon drive but was concerned that it could present a safety issue in terms of traffic along St. Mary's Street.

There being no further questions of the applicant Ms. Rowe opened the floor up to additional speakers. With no one coming forward Ms. Rowe asked if there was any discussion amongst board members.

Ms. Rowe stated that she agreed with Mr. Mishlers early proposal that the ribbon drive should extend beyond the front façade of the home.

Mrs. Reyes concurs.

Mr. Mishler said that it was about 70-feet back from the property line.

There being no further discussion amongst the board members Ms. Rowe asked if there was a motion from the board.

*Board Member Tina Rowe made a motion to approve Case No. H2013-012 and to allow the applicant to construct a ribbon drive that extends 70 feet from the front property line back towards the proposed garage.*

*Board Member Patty Canup seconded the motion.*

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

#### IV. DISCUSSION

Mr. Miller updated the board about ongoing projects and informed the board that staff has launched a new website for the HPAB. Additionally, staff is preparing a work session for the board in the coming months.

#### V. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:37 PM.

**PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 17<sup>TH</sup> DAY OF APRIL, 2014.**

  
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**DICK CLARK, CHAIRMAN**

  
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**ATTEST: RYAN MILLER, PLANNING MANAGER**

**MINUTES**  
**Historic Preservation Advisory Board Meeting**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**April 17, 2014 @ 6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order by Chairman Dick Clark at 6:05 PM with the following Board Members present: Michael Keegan, Tina Rowe and Mike Mishler. Board Members Patty Canup and Enid Reyes were absent. The staff members present at the meeting were Ryan Miller, Planning Manager and David Gonzales, Planner.

II. ACTION ITEMS

Chairman Dick Clark asked if there was a motion concerning the minutes for the *January 16, 2014* meeting.

*Board Member Michael Keegan made a motion to approve the minutes for the January 16, 2014 meeting.*

*Board Member Mike Mishler seconded the motion.*

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

Chairman Clark then asked if there was any nominations for *Vice-Chairman*.

*Board Member Keegan made a motion to nominate Board Member Tina Rowe for the Vice-Chairman position.*

*Board Member Mishler seconded the motion.*

There being no further nominations Chairman Clark put the motion to a vote.

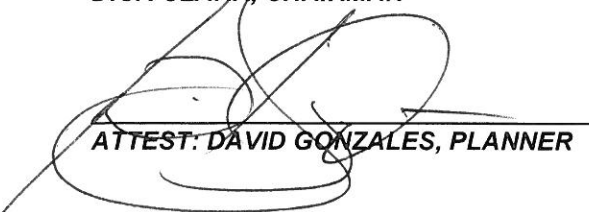
***The motion was approved by a vote of 4-0.***

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:08 PM.

**PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 15<sup>TH</sup> DAY OF MAY, 2014.**

  
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**DICK CLARK, CHAIRMAN**

  
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**ATTEST: DAVID GONZALES, PLANNER**

**MINUTES**  
**Historic Preservation Advisory Board Meeting**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**May 22, 2014 @ 6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order by Chairman Dick Clark at 6:01 PM with the following Board Members present: Enid Reyes, Tina Rowe and Mike Mishler. Board Members Michael Keegan, Patty Canup and Glen Turbyfill were absent. The staff members present at the meeting were Robert LaCroix, Director of Planning and Zoning, and David Gonzales, Senior Planner was present at the meeting.

II. ACTION ITEMS

Chairman Dick Clark asked if there was a motion concerning the minutes for the *April 17, 2014* meeting.

*Board Member Tina Rowe made a motion to approve the minutes for the April 17, 2014 meeting.*

*Board Member Enid Reyes seconded the motion.*

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

Chairman Clark introduced the first public hearing item, Case No. *H2014-002*, which was a request for a Certificate of Appropriateness (COA) from Steve Jackson to permit the modifying of the existing entry and enclose the existing patio area for a High Contributing Property situated within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO) District, and zoned General Retail (GR) District. The subject property is located at 105 Olive Street and is further identified as Lot 1, Block 1 of the Bin 303 Restaurant Addition, City of Rockwall, and Rockwall County, Texas.

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

*The subject property is located at 105 Olive Street, and is recognized as a High Contributing Property. The primary structure on the property was constructed in 1932 utilizing the "Flying Bungalow" style of residential architecture that was popular through the 1920's and 1930's in California. The property was rezoned from a single-family use to a general retail use in 2006 and has operated as the Bin 303 restaurant since the restoration of the property.*

*The applicant is requesting a COA for the purpose of modifying the structure by extending the existing covered porch and waiting space on the front of the establishment and enclosing the existing east-facing patio with an air conditioned, glazed fenestration appearance, and using brick columns that match the existing structure. This covered area will replace the existing shed and patio roof with a gabled roof providing an additional articulated element. In order to enhance the ADA accessible ramp, the applicant will relocate the handicap parking spaces to the main or west parking area and will provide a new ADA ramp accessing the front covered porch area.*

*According to Section 6.2, Historic Overlay (HO) District, of the Unified Development Code (UDC), a COA is required for all "(a)lterations to the façade, including additions and removals that will be visible from a public street." The applicant has stated that the proposed changes are to be completed without affecting the overall historical aesthetics or the integrity of the property.*

*Based on the plans submitted, the proposed changes do not appear to impair the historical integrity of the property, and due to the applicants intent to maintain the historical aspects of the structure, staff supports the applicant's request. Should the Historic Preservation Advisory Board choose to*

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

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:20 PM.

**PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18<sup>TH</sup> DAY OF AUGUST, 2014.**

  
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**DICK CLARK, CHAIRMAN**

  
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**ATTEST: RYAN MILLER, AICP, PLANNING MANAGER**

**MINUTES**  
**Historic Preservation Advisory Board Meeting**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**August 21, 2014 @ 6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order by Chairman Dick Clark at 6:00 PM with the following Board Members present: Carolyn Francisco, Enid Reyes, Glen Turbyfill (6:10 PM) and Mike Mishler. Board Members Michael Keegan and Tina Rowe were absent. The staff members present at the meeting were Ryan Miller, Planning Manager, and David Gonzales, Senior Planner.

II. ACTION ITEMS

Chairman Dick Clark asked if there was a motion concerning the minutes for the *May 22, 2014* meeting.

*Board Member Mike Mishler made a motion to approve the minutes for the May 22, 2014 meeting.*

*Board Member Enid Reyes seconded the motion.*

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

Chairman Dick Clark introduced the first discussion item, which was to discuss and review the procedures and requirements for becoming a Preserve America Community, and take any action necessary.

Staff member Ryan Miller briefed the board about the Preserve America Program and outlined the criteria necessary to be considered for this designation. Additionally, Mr. Miller stated that if the board directed staff to seek this certification that a resolution reaffirming the City's "celebration of its heritage, a continued effort to preserve community assets, and an intent to apply for *Preserve America Community* designation," and which was provided in the board's packets, would be forwarded on to the City Council for consideration. The Main Street Advisory Board will also need to provide a recommendation to the City Council concerning the proposed resolution. Mr. Miller open the agenda item to discussion with the board.

Board Member Mike Mishler asked if the grant funds provided through this foundation could be used by the County's Historical Foundation or if the funds would only be made available to the City. Mr. Miller stated that if the program was a shared program in which the County Historical Foundation was working with the City the funds could be allocated in that manner, but the funds would generally only be made available to City initiated programs.

Board Member Enid Reyes inquired as to who would prepare the grants for staff. Mr. Miller stated that staff does not have a dedicated grant writer and that Planning Department staff, in conjunction with other City Departments, would be responsible for preparing grants in house; however, staff does have the option of requesting funds from the City Council to hire a consultant.

Ms. Enid Reyes then asked who would be responsible for matching the grants. Mr. Miller stated that the City is responsible for paying the matching funds.

Chairman Dick Clark asked if that the City's Finance Department would responsible for issuing the check to pay for the matching grant. Mr. Miller stated that the Planning Department would need to request the money for the grant during the budgeting process in order to account for the money necessary for the grant.

Mr. Clark then asked what other support besides money, do the grant programs offer? Mr. Miller stated that it would be up to the City to determine their needs and wants during the grant proposals, but that the



grants most likely only provide financial support.

Ms. Reyes stated she liked the educational aspect of the program.

Mr. Mishler asked if the funds could be used in conjunction with the existing Main Street Façade Program. Mr. Miller stated that they could if a project in the downtown area was identified.

Mr. Clark inquired if staff had contacted the State Historic Preservation Officer (SHPO). Mr. Miller stated that they had not contact the SHPO's office yet, but if the board directs staff to pursue the designation that would be the next step in the process.

Board Member Carolyn Francisco if there were any fees associated with the application process. Mr. Miller stated that there were not.

Mr. Miller reiterated that if the board makes a motion to approve that the resolution attached in the board's packet will be forwarded on the City Council.

*With no more discussion taking place Chairman Dick Clark made a motion to direct staff to pursue Preserve America Community designation.*

*Board Member Carolyn Francisco seconded the motion.*

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

Chairman Dick Clark then introduced the second discussion item, which was to discuss the potential of designating the Historic Downtown Courthouse a local *Landmark Property* and pursuing the placement of this property on the *National Registry*, and take any action necessary.

Staff Member David Gonzales briefed the board about the process for a property to be designated a local *Landmark Property* and be placed on the *National Registry*. Additionally, Mr. Gonzales provided a brief history of the Historic Downtown Courthouse.

Ms. Enid Reyes asked if the Courthouse had ever been nominated for local or national designations. Mr. Gonzales stated that it had not.

Mr. Mishler asked what the role of the National Park Service is in the process. Mr. Gonzales stated that they administer the program at the federal level.

Mr. Clark asked for further clarification. Mr. Gonzales stated that they allocate the funds and approve applications for national designations.

Mr. Mishler asked what restrictions would be placed on the property if it were approved. Mr. Gonzales stated that there were a set of restrictions that would be placed on the property. Mr. Miller further elaborated that the Courthouse had received funds from the Texas Historical Commission (THC) for some rehabilitation to the exterior of the building and surrounding property and was already subject to many of the restrictions that would be required if the property were nationally designated.

Ms. Francisco and Mr. Clark agree that it should be on the national registry.

*Mr. Mike Mishler made a motion to direct staff to pursue the process of designating the Historic Downtown Courthouse a local Landmark Property and pursuing the placement of the property on the National Registry, and take any action necessary.*

*Board Member Glen Turbyfill seconded the motion.*

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

Chairman Dick Clark then introduced the third discussion item, which was to discuss and review the HPAB's initiatives for the upcoming fiscal year, and take any action necessary.

Mr. Miller updated the board concerning the current fiscal year's objectives (*i.e. 1. research, document and create a maintainable record of information regarding the construction and architecture of properties within the Historic Overlay (HO) District and collect additional historic data relating to the history of Rockwall, and 2. increase public awareness concerning the value and benefits of historic, cultural, and architectural preservation by encouraging public participation in educational programs identified and developed by staff*). Additionally, Mr. Miller reviewed the current programs that the board is working on and possible future programs that the board could look to implement in the future. Mr. Miller then opened the floor to discussion.

Mr. Mike Mishler stated that he like the idea of having a self-directed Historic District tour.

Ms. Carolyn Francisco stated that the Historical Commission currently has a walking tour of the downtown area.

Mr. Miller stated that the tour of the Old Town Rockwall (OTR) District might be able to be an extension of this. Furthermore that this is something that could eventually be tied to the medallion program.

Ms. Enid Reyes asked if the school district was involved with taking classes downtown or to the museum. Ms. Francisco stated that at one point, the school district was scheduling field trips to the downtown area but that due to funding this may not be in the curriculum.

Ms. Reyes asked if staff was looking for specific objectives. Mr. Miller stated that they were looking for the boards' direction on the new fiscal years' objectives.

Mr. Miller asked if the board was comfortable carrying over last year's objectives. Mr. Mishler asked for clarification on the survey in staff's case memo. Mr. Miller stated that the last survey of the district was in 1999 and that it needed to be updated. Mr. Mishler stated that may be the board could start to research buildings within the district. Mr. Miller stated that the previous board did collect information and that staff was in the process of reviewing and compiling that information.

Mr. Clark brought up the idea of oral histories. Mr. Miller stated that this could be a program that the board undertakes going forward.

Ms. Reyes stated that she wanted to modify objective #1 to read: *1. research, document and create a maintainable record of information regarding the construction and architecture of properties within the Historic Overlay (HO) District and collect additional historic data within the Community.*

Mr. Miller recapped the following potential programs: a walking tour with a guided brochure, scavenger hunt, working with leadership Rockwall and the ISD to raise awareness, and collecting oral histories.

*Ms. Enid Reyes made a motion to readopt the objectives from the previous year for the next fiscal year.*

*Board Member Carolyn Francisco seconded the motion.*

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

Chairman Dick Clark then introduced the fourth discussion item, which was to review staff's progress on the Historic Preservation website.

Ms. Reyes stated that the website was confusing and should be revised.

Mr. Miller stated that staff would continue to work on the website. Mr. Miller also gave a brief demonstration of the Historic Survey map staff was in the process of creating.

Mr. Miller stated that the board did not need to review the last discussion item as most of it was dependent on the budget and that this could be discussed at the next meeting.

### III. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:06 PM.

**PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 19<sup>TH</sup> DAY OF FEBRUARY 2015.**

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***DICK CLARK, CHAIRMAN***

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***ATTEST: RYAN MILLER, AICP, PLANNING MANAGER***

**MINUTES**  
**Historic Preservation Advisory Board Meeting**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**September 18, 2014 @ 6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order by Chairman Dick Clark at 6:00 PM with the following Board Members present: Carolyn Francisco, Enid Reyes, Michael Keegan, Tina Rowe and Mike Mishler. Board Member Glen Turbyfill was absent. The staff members present at the meeting were Ryan Miller, Planning Manager, and David Gonzales, Senior Planner.

II. ACTION ITEMS

Chairman Dick Clark announced that it was the annual election of officers and asked if there were any nominations for chairperson.

*Chairman Clark stated that he wanted to nominate Board Member Tina Rowe for the chairperson.*

*Board Member Michael Keegan seconded the motion.*

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

With the chairperson being elected Chairman Clark called for a motion concerning the vice-chairperson position.

*Board Member Mike Mishler stated that he wanted to nominate Board Member Enid Reyes for the vice-chairperson.*

*Chairman Dick Clark seconded the motion.*

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

Chairman Dick Clark introduced the first discussion item, which was to update the Historic Preservation Advisory Board (HPAB) on the progress of becoming a Preserve America Community, and take any action necessary.

Staff member Ryan Miller briefed the board about the progress on this discussion item. The Main Street Advisory Board did give a positive recommendation concerning the initiative and staff contacted the State Preservation Office for the purpose of reviewing the application prior to sending it in for approval.

Chairman Clark asked who served on the Main Street Advisory Board. Mr. Miller stated that he was unsure about the exact board members, but that it was made up of storeowners and adjacent properties with a vested interest in the downtown.

With no more questions, Chairman Clark introduced the second discussion item, which was to discuss and the progress of designating the Historic Downtown Courthouse a local *Landmark Property* and pursuing the placement of this property on the *National Registry*, and take any action necessary.

Staff member David Gonzales briefed the board about the progress and steps needed to achieve this initiative. Mr. Gonzales stated that the board would need to receive a recommendation from the Rockwall County Historical Commission and the County Commissioners Court.

Board Member Carolyn Francisco, being a member of the Rockwall County Historical Commission, agreed to go to the board for a recommendation to take to the County Commissioners Court.

Board Member Enid Reyes asked if there was any cost associated with the application. Mr. Gonzales stated there was not.

Chairman Dick Clark introduced the third discussion item, which was to discuss and consider the potential of pursuing the placement of the Old Town Rockwall (OTR) Historic District on the *National* Registry, and take any action necessary.

Mr. Gonzales walked the board through the request and the steps necessary to get the district nationally recognized.

Mr. Clark asked if staff was working with the residents of the district and keeping them informed. Mr. Gonzales stated that if the board was to direct staff to pursue this designation and the state accepted the determination of eligibility that staff would hold meetings with the residents to discuss their concerns. Additionally, this will not restrict the properties within the district any more than they are currently restricted within the OTR Historic District.

Board Member Tina Rowe asked for clarification to the district. Mr. Gonzales explained that the OTR District would be included; however, PD-50 would not be taken in with this request. Mr. Miller provided further clarification of PD-50.

*Board Member Enid Reyes made a motion to direct staff to pursue placing the Old Town Rockwall (OTR) District on the National Registry.*

*Board Member Tina Rowe seconded the motion.*

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

Chairman Dick Clark introduced the fourth discussion item, which was to initiatives for the upcoming fiscal year, and take any action necessary.

Mr. Miller updated the board's motion concerning objectives from the last meeting (*i.e. 1. research, document and create a maintainable record of information regarding the construction and architecture of properties within the Historic Overlay (HO) District and collect additional historic data relating to the history of Rockwall, and 2. increase public awareness concerning the value and benefits of historic, cultural, and architectural preservation by encouraging public participation in educational programs identified and developed by staff*).

Additionally, Mr. Miller recapped the potential programs identified by the board: a walking tour with a guided brochure, scavenger hunt, working with leadership Rockwall and the ISD to raise awareness, and collecting oral histories. Staff also talked about the possibility of creating place based markers throughout the city.

General discussion concerning possible programs took place. Specifically, the board discussed the possibilities of creating an open source map to aid the place based markers, kiosks that could be setup throughout the city, oral histories, etc.

Chairman Dick Clark then introduced the last discussion item, which was an update from the HPO concerning on-going projects.

Mr. Miller briefed the board. The board did not receive funding for the Medallion Program, Historic District Survey, or the Small Matching Grants Program.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:01 PM.

**PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 19<sup>TH</sup> DAY OF FEBRUARY 2015.**

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***DICK CLARK, CHAIRMAN***

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***ATTEST: RYAN MILLER, AICP, PLANNING MANAGER***

**MINUTES**  
**Historic Preservation Advisory Board Meeting**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**October 16, 2014 @ 6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order by Chairman Tina Rowe at 6:00 PM with the following Board Members present: Carolyn Francisco, Enid Reyes, Michael Keegan, Dick Clark and Mike Mishler. Board Member Glen Turbyfill was absent. The staff members present at the meeting were Ryan Miller, Planning Manager, and JoDee Sanford, Planning Technician.

II. ACTION ITEMS

Chairman Tina Rowe called the meeting to order and introduced the first agenda item, which was a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from Joseph & Lorilyn Cummings and Scott McCleskey to allow the general remodel and rehabilitation of a High Contributing Property situated within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO) District, and zoned Single Family Residential (SF-7) District. The subject property is located at 602 Kernodle Street and is further identified as Lot 2, Block 7 of the F&M Addition, City of Rockwall, and Rockwall County, Texas.

Mr. Miller briefed the board stating that the property at 602 Kernodle Street was a high contributing property. The home was constructed in the 1920's architectural style identified as a "Bungalow". The property is zoned Single Family 7 (SF-7) District and is located at the northeast corner at the intersection of Kernodle Street and Margaret Street. The applicant is requesting a COA for the purpose of rehabilitating the structure and has included a scope of work in the HPAB's packet. Additionally, the applicant has stated that the proposed changes will be completed without impacting the overall historical aesthetics or integrity of the property. According to Article V, Section 6.2, *Historic Overlay (HO) District*, of the Unified Development Code (UDC), the board may recommend guidelines to enable the historic preservation officer to issue a certificate of appropriateness for exterior restorations and renovations requiring a building permit. Based on the scope of work submitted and the applicant's intent to maintain the historical aspects of the property, the proposed remodel does not appear to impair the historical integrity of the property; therefore, staff does support the applicant's request for a COA pending compliance with the following conditions of approval:

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

With that being said Chairman Rowe open the floor to questions of staff. With no questions being asked of staff Chairman Rowe opened the public hearing and invited the applicant to speak.

Scott McClesky and Joseph Cummings  
602 Kernodle Street

The board asked general questions about the applicant's intent to rehabilitate the home. The applicant's answered the questions.

With the board have no further questions of the applicants, Chairman Rowe asked if anyone in audience would like to speak concerning the case. With no one coming forward, Chairman Rowe closed the public hearing and asked if there were any motions.

Chairman Tina Rowe said that she would offer a motion of approval on the conditions the applicant: 1) replace the front porch columns with wood and spandrels to create a historic appearance, and 2) the proposed aluminum siding be replaced with Hardi Board.

*Board Member Dick Clark seconded the motion.*

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

Chairman Tina Rowe then introduced the first discussion item, which was to update the Historic Preservation Advisory Board (HPAB) on the progress of becoming a Preserve America Community, and take any action necessary.

Staff member Ryan Miller briefed the board about the progress on this discussion item and asked if the board had any questions.

With no questions being asked Chairman Tina Rowe then introduced the last discussion item, which was an update from the HPO concerning on-going projects.

Mr. Miller briefed the board concerning the Historic District Website, Local and National Recognition of the Historic Downtown Courthouse and Old Town Rockwall (OTR) District, Preserve America Application and the Tour of the Historic District.

### III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:50 PM.

**PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 19<sup>TH</sup> DAY OF FEBRUARY 2015.**

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***TINA ROWE, CHAIRWOMAN***

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***ATTEST: RYAN MILLER, AICP, PLANNING MANAGER***