

MINUTES
Historic Preservation Advisory Board Meeting
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 19, 2015 @ 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, Dick Clark and Mike Mishler. Board Member Enid Reyes, Michael Keegan, and Glen Turbyfill, were absent. Staff members present during the meeting were Ryan Miller, Planning Manager, and David Gonzales, Senior Planner.

II. CONSENT AGENDA ITEMS

Chairman Tina Rowe asked if there was a motion concerning the minutes for the *August 21, 2014, September 18, 2014, or the October 16, 2014* meetings.

Board Member Carolyn Francisco made a motion to approve the minutes for the August 21, 2014, September 18, 2014, or the October 16, 2014 meetings.

Board Member Mike Mishler seconded the motion.

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

III. PUBLIC HEARING ITEMS

A. H2015-001

Chairman Tina Rowe introduced the first agenda item, which was a public hearing to discuss and consider a City initiated request for the purpose of designating the Historic Downtown Courthouse as a *Local Landmark* per the designation procedures stipulated by Section 6.2, Historic Overlay (HO) District, of the Unified Development Code, being a 0.918-acre parcel of land identified as Rockwall O T Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 101 E. Rusk Street, and to take any action necessary.

Staff member David Gonzales briefed the board stating that after receiving direction from the Rockwall Historic Preservation Advisory Board (HPAB), and recommendations from the Rockwall County Historical Foundation, the Rockwall County Historical Commission, and the Rockwall County Commissioners Court, the City of Rockwall has initiated a request for the purpose of designating the *Historic Downtown Courthouse* as a local *Landmark Property* with the intent of pursuing a *National Register of Historic Places* designation. The *Historic Downtown Courthouse* is prominently located on the northeast corner of Goliad Street and Rusk Street on a 0.918-acre parcel of land and is addressed as 101 E. Rusk Street. The property is identified to be within the Rockwall O T Addition and is zoned Downtown (DT) District.

Mr. Gonzales provided a *Historical Perspective* as follows:

Since the 1800's, there have been four courthouses located on this site:

- The first courthouse (construction date not known) was a wooden framed building that was destroyed by fire in 1875. The fire had also consumed all of the existing County records.
- The second courthouse was also a wooden framed building that was built in 1878 and was destroyed by fire 1891; however, at the time of construction a second out building made of stone

stored the County's records separately and prevented them from being destroyed by the ensuing fire.

- A third courthouse constructed of native sandstone was built in 1892. Due to the deteriorating mortar of the 2nd floor, the building was condemned and eventually demolished in 1940.

The *Historic Downtown Courthouse* was the fourth courthouse built on this site. It began construction in 1940. The building features an Art Deco design that is seemingly visually symmetrical and is indicative of the geometrically straight and clean appearance that defines Art Deco.

Mr. Gonzales provided a *Design Perspective* as follows:

The existing *Historic Downtown Courthouse* represents distinctive characteristics associated with Art Deco (Moderne or Modernistic) design elements that were considered to have escaped the traditional revivalist representation. Art Deco was characteristically European and began to have an impact on American architecture in the late 1920's and was known for its artistic expressions that complemented the machine age. Art Deco was essentially a style of decoration and ornamentation, such as motifs, that provided low-relief geometrical designs such as parallel straight lines, zigzags, chevrons, and stylized floral or fountain motifs. Exterior architectural elements were characterized by concrete, smooth-faced stone, and metal that were additionally accentuated with elements such as terra cotta, glass block, and colored mirrors. The effect was to capture a streamlined futuristic display of simplicity. Art Deco was a conscience rejection of historical styles and a popular form of ornamentation.

Mr. Gonzales provided a *Historical Analysis* as follows:

The *Historic Downtown Courthouse* began construction in 1940 after receiving a \$52,000 Work Projects Administration (WPA) grant toward its construction. The WPA, instituted by President Franklin D. Roosevelt in the mid 1930's, provided millions of jobs to the unemployed during the Great Depression. The WPA included the construction of public buildings and roads throughout the United States and was instrumental during the New Deal Era intending to end the depression. The total construction cost for the *Historic Downtown Courthouse* was \$92,000.

When constructed, the *Historic Downtown Courthouse* was designed to emulate the architectural style of Dallas' Fair Park district, which incorporated Art Deco as its theme. The courthouse expresses many elements of Art Deco design by incorporating low-relief elements such as geometrically paralleled straight lines that are highly visible from the window/pilaster combination on all sides of the building, ornamental and decorative motifs that are present on each façade (primarily at the entrances), decorative cornices with chevron patterns evident on portions of the building and the smooth simplicity of the overall appearance of the courthouse.

The *Historic Downtown Courthouse* is recognized as one of only seven courthouses in Texas to incorporate the stylistic design of Art Deco.

Renovation:

The *Historic Downtown Courthouse* completed a renovation project in 2002 with federal assistance from an ISTEIA (Intermodal Surface Transportation Efficiency Act) Grant. The grant was instrumental in the replacement of windows, window frames and hardware, and the replacement of the exterior doors, exterior lighting and landscaping. The grant also assisted with truss repair in order to assure the structural integrity of the building. The removal of mechanical units and exterior electrical wiring was also planned for the facility.

Mr. Gonzales provided a *Significant Persons* account associated with the property as follows:

Rockwall County Judge Mike Reinhardt, serving his third term, played a pivotal role in securing funding for the project through the WPA program. Prior to the demolition of the 3rd courthouse, Judge Reinhardt, and seven other county judges from Texas, traveled to Washington D.C. and convinced lawmakers to extend the life of the WPA program for Texas.

On January 19, 1940, Rockwall County Judge Mike Reinhardt, supported by Congressman Sam Rayburn and Senators Tom Connally and Morris Sheppard, was awarded a \$52,000 WPA grant towards the construction of the Rockwall County Courthouse. Judge Reinhardt died the very next day of acute pneumonia in a Washington hospital.

Mr. Gonzales provided designation procedures outlined in the *Unified Development Code* as follows:

According to Article V, Section 6.2, Historic Overlay (HO) District, of the Unified Development Code (UDC), the board may recommend to the Commission and the City Council that certain properties be "landmark districts"...as provided for in the Unified Development Code. Any such designation must comply with all limitations expressed in subsections E.5 and E.6...Such a property or district shall bear the word "landmark" or "historic" in their zoning designation. The UDC reads as follows:

E. Designation procedures.

5. A historic landmark property may be a single property or structure not contiguous to or part of an existing historic district, but is deemed worth of preserving. A landmark district may be designated if the property meets one of the following:

- a. Possesses significance in history, architecture, archeology, and/or culture;
- b. Is associated with events that made a significant contribution to the broad patterns of local, regional, state and/or national history;
- c. Is associated with the lives of persons significant in the city's past;
- d. Embodies the distinctive characteristics of a type, period, and/or method of construction;
- e. Represents the work of a master designer, builder, and/or craftsman; or
- f. Represents an established and familiar visual historical feature of the city.

6. The board may recommend a historic district to the council to be designated if it:

- a. Contains a significant number of properties which meet one or more of the criteria for designation of a landmark as outlined in subsection E.5 above, or
- b. Constitutes a distinct historical section of the city.

As this particular case was a City initiated request, staff forwarded the following *RECOMMENDATIONS* received as letters from the Rockwall County Historical Foundation and the Rockwall County Historical Commission that recommended the Historic Downtown Courthouse be locally designated as a *Landmark Property* and to pursue the inclusion of the Courthouse on the *National Register of Historic Places*. These letters were forwarded to the Rockwall County Commissioners Court for their consideration in approving the designation process during their regular meeting held on December 23, 2014. The agenda item passed unanimously of the Commissioners by a vote of 5 to 0.

With that being said Chairman Rowe open the public hearing. With no one requesting to speak on this

case, Chairman Rowe closed the public hearing and proceeded to open the floor for discussion and questions of staff. With no discussion taking place, Chairman Rowe made a motion to approve and Board Member Dick Clark seconded the motion.

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

B. H2015-002

Chairman Rowe introduced the next item on the agenda, which was to hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from Pamela McCallum to allow for the new construction of a carport and other various improvements for 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.

Staff member David Gonzales briefed the board stating that the home is recognized as a *High Contributing Property* and is considered to have been constructed in 1920. It is architecturally identified as a "Bungalow" styled residential home located within the Historic District. The property is zoned Single-Family Residential (SF-7) district and is located at the northeast corner at the intersection of Kernodle and Margaret.

Mr. Gonzales stated that the subject property came before this board in October 2014 and was granted a Certificate of Appropriateness (COA) for the purpose of rehabilitating the structure. That particular COA was granted based on a specific scope of work submitted with the application. This COA request is for the purpose of constructing a new carport and other improvements that were not included with the original scope of work. These improvements include an enclosed storage area within the carport, relocating the front door to its original location and rear door near an existing window, a roofed-in area over the rear entrance, installation of sidewalks in the front and rear of the property, removal of the front asphalt driveway, and the installation of a white picket fence as indicated on the proposed site plan. Since the proposed work to the structure differs from the original COA previously granted, a new COA is being requested to complete the remodel process. It should be noted that the conditions requested of the board original COA was completed as requested. The proposed changes are to be completed without impacting the overall historical aesthetics or the integrity of the property.

Mr. Gonzales provided that 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.

Mr. Gonzales stated that based on the submittal, the proposed carport and various improvements do not appear to impair the historical integrity of the property; therefore, staff supports the applicants request for the 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; 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 opened the floor for general discussion of the board and questions of staff. General discussion took place and staff provided feedback on questions relating to the site plan submitted in regards to the carport, door, sidewalk, covered deck, etc.

Chairman Rowe opened the public hearing and requested the applicant to come forward:

Pamela McCallum - Applicant
602 Kernodle Street
Rockwall, TX

Ms. McCallum provided answers to questions of the board in regards to the location of the front window, carport, sidewalk, and the patio cover over the rear deck.

Chairman Rowe then asked if there was anyone in the audience that wanted to speak on this case and the following person provided testimony:

Holly – friend of the applicant

With no one else requesting to speak on this case, Chairman Rowe closed the public hearing and proceeded to open the item for discussion from the board. General discussion took place. With no further discussion, Chairman Rowe closed the public hearing and asked for a motion from the Board. Board member Mike Mishler made a motion to approve the request and Board Member Dick Clark seconded the motion.

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

C. H2015-003

Chairman Rowe introduced the next item on the agenda, which was to hold a public hearing to discuss and consider a request by Jonathan Brown for the approval of a Certificate of Appropriateness (COA) to allow for the new construction of a single-family residence on a vacant Non-Contributing Property situated within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO) District, zoned Single Family 7 (SF-7) District, and take any action necessary. The subject property is located at 601 Kernodle Street and is further identified as Lot B, Block 3, F&M Addition, City of Rockwall, Rockwall County, Texas.

Staff member Ryan Miller briefed the board and stated the applicant, Jonathan Brown, is requesting that the Historic Preservation Advisory Board (HPAB) approve a Certificate of Appropriateness (COA) for the purpose of constructing a new single-family residence on the subject property at 601 Kernodle Street. The subject property is identified as a *Non-Contributing Property*; however, it is located directly adjacent to four (4) *High Contributing Properties* (i.e. 301 & 302 Margaret Street and 501 & 602 Kernodle Street). According to Section 6.2, *Historic Overlay (HO) District*, of the Unified Development Code (UDC), properties proposing alterations or new construction shall be subject to the COA requirements if it "(e)ither be a designated historical landmark or be wholly or partially located within a designated historic district, and (e)ither be a contributing property ... or be located within 200-feet of a contributing property." In this case, the subject property is located within the Old Town Rockwall (OTR) Historic District and shares a common property line (i.e. *the western property line*) with 301 Margaret Street, which is a *High Contributing Property*.

Mr. Miller provided that the proposed residence will be a two (2) story, 3,700 SF single-family home that will be clad in cementitious lap siding. According to Section D.3, *Building Standards*, of Appendix D, *Historic Preservation Guidelines*, of the UDC, "...new construction on any vacant lot, the scale, mass, volume, period and style shall be compatible with other historic buildings or structures in the Historic District." The applicant has stated that it is the intent of the project to match the architecture and aesthetics of the adjacent historic properties, and has provided an image board showing various architectural elements and styles within the district that are similar to what is being proposed. In addition to the image board, the applicant has submitted building elevations showing that the exterior of the proposed home will consist of cementitious lap siding and trim, masonry, heavy timber framing, and a standing seam metal roof. The proposed lap siding will be in excess of the 40% (i.e. 80% masonry requirement of which 50% is permitted to be cementitious lap siding) permitted by Section 3.1, *General Residential District Standards*, of the UDC; however, the *Historic Preservation Guidelines* encourage new construction to be "visually compatible" with adjacent development. In this case, the proposed cementitious lap siding is a necessary design element in

maintaining the aesthetics of the neighborhood, and staff would recommend approval of the applicant's exception request. Should the HPAB approve the masonry exception the case would not need any further approvals; however, if the HPAB denies the request the applicant would have the ability to appeal the board's decision to the City Council.

Mr. Miller provided as a note that the applicant recently applied for a variance from the Board of Adjustments (BOA) to reduce the front building setback on the property from 20-feet to 15-feet for the purpose of: 1) accommodating an existing mature pecan tree situated in the rear yard and 2) to match the setbacks of adjacent properties within the Historic District. The BOA did approve the applicant's request finding that the proposed building setback positioned the home in a similar location, with regard to the street, as other homes adjacent to the subject property. *Staff has included a copy of the BOA's findings in the attached packet for the HPAB's review.*

Mr. Miller stated he has reviewed the applicant's request against the guidelines of the Appendix D, *Historic Preservation Guidelines*, of the UDC and determined that the applicant's request does conform to the majority of the requirements. Furthermore, the applicant's request should not visually change the essential character of the neighborhood, nor would it have a negative impact on the historic nature of the adjacent properties or the Historic District as a whole. As part of the approval of this case, staff would recommend the following conditions of approval:

- 3) 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;
- 4) The applicant be granted an exception to the masonry requirements stipulated in Section 3.1, *General Residential District Standards*, of the UDC, and that the proposed structure strictly conform to the building elevations submitted with this case and provided in the attached packet;
- 5) The color of the standing seam metal roof should be visually compatible and compliment the design and colors of adjacent properties;
- 6) Appropriate colors complimentary to the style and period of the neighboring historic structures are preferred; however, specific approval of paint color is not required; and,
- 7) 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 opened the floor for general discussion of the board and questions of staff. With no questions from the board, Chairman Rowe opened the public hearing and requested the applicant to come forward:

Jonathan Brown - Applicant
7814 Killarney Lane
Rowlett, TX

Mr. Brown provided general comments about the construction of the property within the Historic District. Mr. Brown also answered general questions about the color of the home and the design of the roof. There was also general discussion of the address assigned for property due to it being located on a corner lot in regards to the site plan. The applicant provided a short history of the lot and their desire to have a Kernodle address.

Chairman Rowe then asked if there was anyone in the audience that wanted to speak on behalf of this case. With no one coming forward, Chairman Rowe closed the public hearing and proceeded to open the

item for discussion from the board. With no discussion of the item, Chairman Rowe asked for a motion from the Board. Board member Dick Clark made a motion to approve the request and Board Member Carolyn Francisco seconded the motion.

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

IV. DISCUSSION ITEMS

Staff member Ryan Miller provided an update on the following ongoing projects and answered questions of the board members present:

- I. Preserve America Application
- II. Local and National Recognition of the Historic Downtown Courthouse
- III. National Recognition of the Old Town Rockwall (OTR) Historic District
- IV. Historic District Website
- V. Survey of Historic Events
- VI. Tour of the Historic District


V. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:57 PM.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 16TH DAY OF APRIL 2015.



TINA ROWE, CHAIRMAN



ATTEST: RYAN MILLER, AICP, PLANNING MANAGER

