

MINUTES
HISTORIC PRESERVATION ADVISORY BOARD MEETING
IN THE CITY COUNCIL CHAMBERS AT CITY HALL
385 S. GOLIAD STREET, ROCKWALL, TEXAS
April 16, 2015

I. CALL TO ORDER

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

II. CONSENT AGENDA ITEMS

- 1) Approval of Minutes for the February 19, 2015 Historic Preservation Advisory Board meeting.

Board member Enid Reyes made motion to pass the consent agenda. Board member Dick Clark seconded the motion. The motion passed by a vote of 4-0 with Board members Turbyfill, Mishler and Keegan absent.

III. DISCUSSION ITEMS

- 2) H2015-004
Discuss and consider a request by Ben McMillan of Hazel & Olive for the approval of a site plan for a general retail store, photography studio and office building within Planned Development District 50 (PD-50) that will be situated on two (2) parcels of land, being 0.43-acres of land, identified as Lots 19A & 19B of the Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 503 N. Goliad Street [SH-205], and take any action necessary.

Senior Planner, David Gonzales, gave brief explanation of the request stating the elevations submitted by the applicant show a two story building that will be constructed to a residential scale. The majority of the structure will be clad in HardiePlank lap siding and use HardiBoard trim under the eaves, around windows and doors, and as an accent material. The home will be painted a muted teal color, which should be aesthetically similar to other buildings within the district. A brick ledge with brick support columns will be incorporated into the design of the front porch. Between the support columns, the applicant has integrated a railing and spandrels, which are a typical design element used on homes during the early 1900's. The roof will utilize an architectural asphalt shingle that will be complementary to the colors used on the exterior facades of the home.

Mr. Gonzales further explained that in this case, the Historic Preservation Advisory Board is responsible for making recommendations concerning the proposed elevations and ensuring that the proposed elevations include elements such as cladding, roofing material, roof structure and ornamentation common to the district. Any recommendations made by the board will be presented to the Planning and Zoning Commission.

Chairman Rowe opened the floor for questions to the board members.

Board member Francisco asked if it was zoned for retail. Mr. Gonzales answered yes, an SUP was approved for such use.

Board member Reyes asked questions concerning the parking. Mr. Gonzales informed the board that the case in front of the board only concerned the building elevations. Board member Reyes also questioned what kind of products are to be sold. David Gonzales asked applicant to come forward to answer any questions.

Chairman Rowe opened the floor for applicant to speak.

Applicant expressed his desire and enthusiasm to build and stated the architectural style will fit in well to the area.

Board member Reyes questioned what would be sold at the boutique. The applicant stated it will be women's clothing.

Board Member Clark wanted to know if there are comparable size buildings within their surroundings. Mr. Gonzales stated that there are.

Chairman Rowe made a motion to approve the site plan. Board member Reyes seconded the motion, which passed by a vote of 4-0. Board members Glen Turbyfill, Mike Mishler and Michael Keegan were absent.

- 3) Brief the Board Concerning Roadway Improvements within the Historic District.

Planning Manager, Ryan Miller, gave brief explanation of roadway improvements on Hwy 66 as it pertains to the Historic District. He stated currently there is no funding allocated for this project, nor a timetable to realign Hwy 66.

- 4) Update from the HPO on ongoing projects.

- 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

Mr. Miller briefed the board concerning updates on 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.

IV. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:38 PM.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 10th DAY OF OCTOBER 2015.


TINA ROWE, CHAIRMAN
ATTEST: LAURA MORALES, PLANNING COORDINATOR