

MINUTES
HISTORIC PRESERVATION ADVISORY BOARD MEETING
IN THE CITY COUNCIL CHAMBERS AT CITY HALL
385 S. GOLIAD STREET, ROCKWALL, TEXAS
June 18, 2015

I. CALL TO ORDER

The meeting was called to order by Chairman Tina Rowe at 6:11 PM with the following Board Members present: Carolyn Francisco and Dick Clark. Board members absent were Glen Turbyfill, Mike Mishler, Enid Reyes and Michael Keegan. Staff members present during the meeting were Ryan Miller, Planning Manager, David Gonzales, Senior Planner and Laura Morales, Planning Coordinator.

Chairman Rowe called a recess to allow Board member Enid Reyes to arrive in order to have a quorum.

Chairman Rowe called the meeting back to order at 6:36 when Board Member Reyes arrived.

II. DISCUSSION ITEMS

1) H2015-005

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from Michael & Amy Caffey to allow for the construction of an addition to an existing home, including the expansion of the patio/deck area, 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 311 South Fannin and is further identified as Lots 9&10, Block C, Eppstein Addition, City of Rockwall, and Rockwall County, Texas.

Senior planner, David Gonzales, gave an explanation of the case stating that the home, located at 311 South Fannin Street, is recognized as a High Contributing Property and was constructed in 1902; however, the building is unknown. It is architecturally identified as a "Victorian-Transitional/Bungalow" styled residential home located within the Historic District. The property is zoned Single-Family Residential district and is located at the southeast corner of the intersection at South Fannin Street and Denison Street.

Mr. Gonzales further explained that this COA request is for the purpose of constructing an approximately 1,000 sq. ft. addition to the existing home. The applicant also plans to extend the existing patio/deck area by approximately 250 sq. ft. and will tie-in with the proposed addition. The addition will be located on the south side of the home, visible from South Fannin Street, and will include a master bedroom, bathroom, closet, and sun room. The applicant intends to complete the project without impacting the overall historical aesthetic, character, or the integrity of the property. The purpose for the expansion of the home is because they are expecting a new born child in August and plan to remain in this historically significant home for years to come.

Chairman Rowe asked board members for questions. Board member Reyes asked if the building materials would stay consistent with the existing home. Mr. Gonzales stated materials would stay consistent.

Chairman Rowe opened the public hearing asked the applicant to come forth and speak.

Michael Caffey
311 S. Fannin Street
Rockwall, TX 75087

Mr. Caffey came forward and gave brief explanation of request.

Board Member Clark asked the applicant if he was doing the work or if it was to be contracted. Mr. Caffey stated it will be contracted.

Board Member Reyes asked about the decking addition. Mr. Gonzales stated there is an existing deck and they will be integrating approximately 250 square feet.

Chairman Rowe closed the public hearing asked members for questions. Board Member Reyes made a motion to approve and Board member Francisco seconded the motion. The motion passed by a vote of 4-0, with Board members Turbyfill, Mishler and Keegan absent.

2) 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

Planning Manager, Ryan Miller, briefed the board concerning the budget. Chairman Rowe asked about the Historical website. Mr. Miller advised he is currently working with the IT department that is responsible for the web content, and has asked for them to simplify the website, and believes they are in process of working on it.

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:45 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