

MINUTES
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 21, 2019
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, Beverly Bowlin, Carolyn Francisco and Jay Odom. Absent from the meeting was Board members Mike Mishler and Maurice Thompson. 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 December 20, 2018 Historic Preservation Advisory Board (HPAB) meeting.

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

III. PUBLIC HEARING ITEMS

2. H2019-001

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

Senior Planner, Korey Brooks, provided a brief explanation of the request. The applicants are requesting approval of a Certificate of Appropriateness to allow the installation of an ADA compliant ramp and railing. Currently, the applicants are in the process of converting the single-family home into a residential-office building. As a result, the applicants are required to construct an ADA compliant ramp. The proposed ramp will be approximately 42-inches wide, 34-inches in high, 24-feet long, and constructed of wood. The ramp will be painted white. The applicants have provided a site plan showing two possible locations for the proposed ramp and examples of the type of ramp being proposed. Since this is a structural modification to the exterior of the home and visible from the public right-of-way, a Certificate of Appropriateness is required to be approved by the Historic Preservation Advisory Board. The applicants have submitted a site plan showing two possible options for the location of the proposed ramp. Option 1 proposes installing the ramp on the south side of the structure facing the adjacent medical office building), utilizing an existing 31-1/8-inch width door. Since the width of the door is not at least 36-inches, the minimum width for an ADA compliant door, this option cannot be considered by the Historic Preservation Advisory Board without requiring the door to be widened to 36-inches. With that being said, Option 2 proposes installing the ramp on the west side of structure facing S. Goliad Street. This option utilizes an existing door that is 36-inches in width and meets the minimum width of an ADA compliant door. According to the submitted site plan, this option places the ramp directly in front of the structure and impairs visibility of the house from the street. Staff has discussed with the applicants the possibility of locating the ramp on the south side of the building and changing the existing door to an ADA compliant door. The applicants did not favor this option and expressed concerns regarding altering the structural integrity and historic characteristics of the building. According to the Unified Development Code the existing building façade materials on a building should be respected and not be changed or concealed by the introduction of a different material and should be visually compatible with neighboring historic buildings or structures. Additionally, the 2012 Texas Accessibility Standards requires the accessible parking space be the first available parking

space adjacent to the ramp. In this case, Option 1 locating the ramp on the side of the structure does not appear to meet the requirements of the Historic Preservation Guidelines or the 2012 Texas Accessibility Standards. Specifically, the submitted site plan does not indicate the location of the accessible parking space in proximity to the ramp. Additionally locating the ramp in the front of the building impairs visibility from the street and does not appear to be visually compatible with neighboring historic buildings. Staff should note, the adjacent Landmarked property does not have a visible ramp nor are any ramps located on the front of any building along N. Goliad Street. Option 2 would bring the applicants' request into further conformance with the Historic Preservation Guidelines. This involves locating the ramp on the south side of the building. Should the Historic Preservation Advisory Board approve Option 2, staff would suggest the Board include a requirement that the applicants provide a thick vegetative screening in front of the ramp, and replace the existing door with a door that is 36-inches in width. With that being said, this is a discretionary decision for the Historic Preservation Advisory Board. Should the Historic Preservation Advisory Board approve this request, staff suggests that the screening of the ramp consist of mature trees minimum of 6-feet in height, bushes a minimum of five gallons, and tall grasses no shorter than four feet in height. This will require the applicants to provide staff with an updated landscape plan reflecting the proposed screening and the accessible parking space.

Planning Director, Ryan Miller, advised the Board that the applicant was present and available for questions as well as staff.

Board member Bowlin asked if there is a time frame that will be given.

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

Mike West
299 Shenandoah
Rockwall, TX

Mr. West came forward and provided a brief explanation of the request. He indicated the purpose of purchasing this historical home is to maintain the historic nature of the property.

Chairman Nichols asked if anyone wished to speak to come 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 action.

After extensive general discussion of both options presented by the applicant Chairman Nichols made a motion to approve H2019-001 with option #1 and staff recommendations with the. Board member Francisco seconded the motion which passed by a vote of 5-0 with Board members Mishler and Thompson absent.

3. H2019-002

Hold a public hearing to discuss and consider a request by Mary Ann Ryan for the approval of a Certificate of Appropriateness (COA) allowing the replacement of an existing roof on a High-Contributing property identified as Lots 7 & 8, Block A, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District and the Old Town Rockwall (OTR) Historic District, addressed as 402 Munson Street, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation of the request. The applicant is requesting approval of a Certificate of Appropriateness to allow replacement of the existing roof on the main structure. Currently, the roof is a combination of asphalt shingles and metal tiles that are both grey/silver. According to the applicant, the roof is in disrepair and needs to be replaced. The existing metal tiles are no longer available so the applicant is requesting to utilize an alternative material which is Decra Tile. The proposed roofing material is a decorative metal tile that has a stone overlay providing texture to the tile. Since, this material is different from the existing material, a Certificate of Appropriateness is required to be approved by the Historic Preservation Advisory Board.

The subject property is a High Contributing property situated within the Old Town Rockwall Historic and the Historic Overlay Districts, zoned Single-Family 7 District, and is addressed as 402 Munson Street. The subject property was annexed before 1959. The home on the subject property is approximately 3,851 square feet. According to the City of Rockwall Historic Resources Survey, the home was constructed in 1885, and is characteristic of Folk Victorian style architecture. Previous alterations to the home include the replacement of the doors, porch supports, and balustrades. The main structure is two stories, clad with horizontal wood siding, and utilizes a hipped roof design. In addition, the home has a rear addition and a detached garage that were constructed between 1965 and 1969. High Contributing properties are considered to be the most significant properties within the Old Town Rockwall Historic District, retain a high degree of architectural and physical integrity, and have very few, if any, alterations. The applicant's request to make renovations to the home generally conforms to the intent of the Historic Preservation Guidelines, with the exception of the type of roofing materials. The applicant is proposing to replace the existing roof with a stone-coated metal tile roof. Currently, the roof is a combination of metal tiles and grey asphalt shingles and the proposed material is a red metal, stone-coated tile. In this case, the Historic Preservation Advisory Board is tasked with reviewing the proposed roofing material and determining if the request negatively impacts the subject property or other properties within the Historic District.

Mr. Miller further noted that according to the Unified Development Code materials, structural, and decorative elements and the manner in which they are used, applied, or joined together should be typical of the style and period of the existing structure and alterations should be visually compatible with neighboring historic buildings or structures. Additionally, the roof materials/colors should be visually compatible and compliment the style and period of the historic structure where historically typical materials are no longer available, compatible alternatives will be allowed. The applicant is proposing to utilize a red, decorative metal tile that has been covered with stone in order to give texture to the tile. In this case, the proposed roofing materials do not appear to meet the requirements of the Historic Preservation Guidelines. Specifically, the color, design, and stone coating on the tiles do not appear to be a compatible alternative, which represents the style and period of the home. The surrounding homes utilize varying tones of grey or tan roofs.

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

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

Keith Robinson
(No address provided)

Mr. Robinson came forward and indicated he is filling in for the project manager who was unable to attend the meeting. He provided a brief explanation of the request and provided a sample of the roof that is currently on the home that was damaged by hail as well as a sample of what they wish to use.

Chairman Nichols asked if the Board would dictate the color or would the applicant have the ability to choose. Mr. Miller indicated that the Board could dictate in this case because the home is High Contributing property and is subject to the guidelines which do dictate the color to be compatible to the structure itself. Chairman Nichols asked what the color of the asphalt shingle would be. Mr. Robinson stated he did not know the color of the asphalt. Mr. Miller indicated that the Board would need to know the color of the asphalt shingle color if they were to approve the case however the Board could make a recommendation of a color that the applicant could then provide for staffs review.

Chairman Nichols asked if anyone wished to speak to come do so there being no one indicating such Chairman Nichols brought the item back to the Board for additional discussion or action.

Chairman Nichols generally shared not being in favor of the color or style being presented and rather leans more on the gray scale however without knowing the composite shingle colors it would be hard to make a recommendation.

AGENDA
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 18, 2019
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the February 21, 2019 Historic Preservation Advisory Board (HPAB) meeting.

PUBLIC HEARING ITEMS

2. **H2019-003 (Korey)**
Hold a public hearing to discuss and consider a request by John and Katherine Donahoe for a Certificate of Appropriateness (COA) for modifications to a *Landmarked Property* being a one (1)-acre parcel of land, identified as Lot 1, Isaac Pena Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 925 N. Goliad Street, and take any action necessary.

DISCUSSION ITEMS

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

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Laura Morales, Planning and Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 12th day of April 2019 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

General discussion took place between the Board in regards to the color and style of the product that is being proposed with the Board generally not being in favor. They shared that the style is more of a Mediterranean and they feel it is not fitting to a Historical home and is out of place in a Historical area. They indicated they would be open to looking at other styles/color if the applicant would be willing to provide. Chairman Nichols shared that the case should be tabled and have the homeowner present to provide feedback as to what other options they would be open to.

Chairman Nichols made a motion to table H2019-002. Board member Clark seconded the motion which passed by a vote of 5-0 with Board members Mishler and Thompson absent.

IV. DISCUSSION ITEMS

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


Planning Director, Ryan Miller, indicated there are currently no active historic projects.

V. ADJOURNMENT

Chairman Nichols adjourned the meeting at 6:58

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18 DAY OF April 2019.


DANIEL NICHOLS, CHAIRMAN


ATTEST: LAURA MORALES, PLANNING COORDINATOR