

MINUTES
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
April 18, 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, Carolyn Francisco, Jay Odom, Mike Mishler and Maurice Thompson. Absent from the meeting was Board member Beverly Bowlin. Staff members present were Senior Planner, Korey Brooks and Planning Coordinator, Laura Morales.

II. CONSENT AGENDA

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

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

III. PUBLIC HEARING ITEMS

2. H2019-003

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.

Senior Planner, Korey Brooks, provided a brief explanation and background of the case. The applicant is requesting approval of a Certificate of Appropriateness in conjunction with a building permit fee waiver and a small neighborhood matching grant for the purpose of converting a single-family home into a residential-office building. Currently, the applicant is in the process of converting the residential structure to a commercial structure. Since the land use is changing from a residential land use to a commercial land use, the property is required to construct a parking lot and provide ADA compliant access to the proposed residential-office building. The proposed parking lot will be located behind the main structure and the sidewalk will be located at the south façade of the building. In addition, the applicant will provide railing adjacent to the sidewalk and at the entrances that have stairs. The subject property is a Landmarked Property situated within the North Goliad Corridor Overlay District, zoned Planned Development 50 for Residential-Office District land uses, and is addressed as 925 N. Goliad Street. The property was annexed prior to 1959 and on September 6, 2005, the City Council approved Ordinance No. 05-43 designating the property as a Landmark Property. The existing home is an approximately 3,970 square foot single-family home known as the historic "Cade Home." The subject property also has two wooden accessory buildings. According to the City of Rockwall's Historic Resources Survey, the home and accessory buildings were constructed in 1913 and are characteristic of Prairie style architecture. Prairie style homes typically utilize a lot-pitched roof that is usually hipped. Additional characteristics of Prairie style homes include wide, overhanging eaves, two stories, one story wings or porches, massive square porch supports, and the form usually emphasizes horizontal lines. Previous alterations to the home include replacement of the doors. The structure is two stories, clad with horizontal wood siding, and utilizes a hipped roof design. Due to these characteristics, the home seems to contain all of the characteristics of a Prairie style home. In this case, the home is historically significant due to its previous occupants. James and Dora Cade first lived on the adjacent lot and materials from that house were used to build the two accessory buildings on the property. Mr. Cade was a

cattle buyer and a butcher and also worked at Rockwall Bank for a period of time before becoming a farmer and raising livestock. He was a partner in a meat market and icehouse called Cade, Bedingfield, and Phillips. Mr. Cade is thought to have brought the first registered Longhorn cattle to Rockwall.

Mr. Brooks further noted that currently, there is a small parking lot in the front of the main structure that is accessed from S. Goliad Street. The applicant is proposing to remove the existing 2,306 SF parking lot and driveway and replace it with grass. The applicant is proposing to expand the parking area in the rear of the building to approximately 2,333 square feet. Pampas grass in conjunction with an existing fence will be utilized as screening from the adjacent property. The existing fence is not located on the subject property and should the property owner remove the fence, the adjacent residential property will only have landscape screening. Due to ADA standards, a commercial building must meet the Texas Accessibility Standards. Due to this, the applicant is required to add a metal handrail down the middle of the front, sides, and rear steps. The proposed handrail in the front of the property will be painted white and the other handrails will be painted black. In addition, the applicant is proposing to provide ADA accessible access from the rear parking lot via a ramp. According to the applicant, the existing stairs will be removed; however, the existing architectural features will remain and border the ramp. The required railing along the ramp will be vinyl that simulates wood, while matching the exterior of the building. The only interior modifications will be converting the existing restroom to meet ADA requirements, adding handrails to the stairs, and adding doors to the dining room. The applicant has submitted example photos of the proposed landscaping and railing and a site plan showing the location of the new parking lot and sidewalk. The proposed ramp will be located toward the rear of the home and will connect to the existing wrap-around porch. The porch will provide access to the side and front doors. According to the Unified Development Code any surface parking shall be provided in well-screened parking lots at the rear or behind the main façade of the building. Additionally, new buildings or alterations shall be compatible with the adjoining area. In this case, the relocation of the parking lot and sidewalk from the front of the building to the rear brings the building into conformance with the overlay district standards with regard to location of parking lots. Additionally, since the applicant is utilizing the existing fence and additional landscaping as screening, the request appears to be in conformance with the overlay district with regard to screening of parking lots. Since, the structure is being converted from a residential land use to a commercial land use, it is expected that modifications to the exterior will be required. In this case, the applicant is proposing to utilize railing that appears to match the style of the building. Since the sidewalk will be located toward the side of the structure, it will have limited visibility from the street. Although the property is a Landmarked Property, the applicant's request does not appear to negatively impact the subject property or the neighboring properties and approval of this request is discretionary to the Historic Preservation Advisory Board and should this request be approved, staff would recommend that landscape screening be provided adjacent to the ramp.

Mr. Brooks 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.

Cari Foote
203 S. Fannin Street
Rockwall, TX

Ms. Foote came forward and provided additional information in regards to the request and indicated she was available for questions.

Chairman Nichols asked if anyone wished to speak to come forward and 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 motion.

Board member Francisco asked what type of business it will be. Ms. Foote shared it will be a professional counseling office.

After brief general discussion between the Board, Chairman Nichols made a motion to approve H2019-003 with staff recommendations. Board member Thompson seconded the motion which passed by a vote of 6-0 with Board member Bowlin absent.

IV. DISCUSSION ITEMS

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

Senior Planner, Brooks, advised the Board that currently there are no ongoing historic projects.

V. ADJOURNMENT

Chairman Nichols adjourned the meeting at 6:18 p.m.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 20 DAY OF June 2019.



DANIEL NICHOLS, CHAIRMAN

ATTEST: LAURA MORALES, PLANNING COORDINATOR