

**MINUTES**  
**HISTORIC PRESERVATION ADVISORY BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**June 20, 2019**  
**6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order by Vice-Chairman Clark at 6:00 p.m. Board members present were Dick Clark, Carolyn Francisco and Jay Odom. Absent from the meeting was Board members Mike Mishler, Beverly Bowlin and Daniel Nichols. 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 April 18, 2019 Historic Preservation Advisory Board (HPAB) meeting.

Board member Francisco made a motion to approve the consent agenda. Board member Thompson seconded the motion which passed by a vote of 4-0 with Board members Nichols, Mishler and Bowlin absent.

III. PUBLIC HEARING ITEMS

2. H2019-006

Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction Group LLC for a Certificate of Appropriateness (COA) for improvements to a *Medium Contributing Property* being a 0.23-acre parcel of land, identified as Block 20B, Amick 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 505 N. Goliad Street, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background of the request. The subject property was a part of the original town incorporation for the City of Rockwall in 1873. On August 05, 2002, the City Council approved Ordinance No. 02-46 zoning the property Planned Development District 50 for Residential Office District land uses. On June 3, 2019, the City Council approved a Specific Use Permit allowing the Restaurant Less Than 2,000 square feet without a Drive-Through or Drive-In land use on the subject property. The existing single-family home is approximately 1,916 square feet, and according to the City of Rockwall's Historic Resources Survey was constructed in 1915 using characteristics of Bungalow style architecture. Bungalow styled homes have a Craftsman influence, and typically have identifying features that include a low-pitched or gabled roof (which is usually hipped), wide unenclosed eave overhangs, exposed roof rafters, decorative or false beams under the gables, and full or partial width porches that are supported by tapered square columns. Previous alterations to the home include a replacement of the exterior wall materials. The structure is two stories, clad with horizontal wood siding, and has a sloped roof design. The subject property is classified as a Medium Contributing Property, which is defined as resources that typically have less architectural and physical integrity and possibly less historic significance than a High Contributing Property; however, they are usually properties that display architectural styles, use unusual construction methods, or for some other reason indicate a potentially significant history in relation to development patterns. In this case, the home is both architecturally and historically significant. The historical significance is tied to its first occupant, Wade McCoulskey. Mr. McCoulskey was a partner in the Bourn-McCoulskey Hardware Company. Mr. McCoulskey, known as Cut, also served as a volunteer firefighter.

Mr. Gonzales went on to share that the applicant is requesting approval of a Certificate of Appropriateness 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 have five parking spaces located behind the main structure and two parallel parking spaces located on the north side of the building. Additionally the ADA ramp and sidewalk will be located along the east façade of the building that faces North Goliad Street. Bonafide Betties Pie Company is currently located at 103 S. San Jacinto Street, and is planning to expand their existing business operation by relocating to the subject property. Currently, the subject property has a concrete driveway and approach that is located on the south side of the main structure and accessed from S. Goliad Street. The applicant is proposing to expand the existing driveway to a 24-foot public access easement. This driveway will continue to the western property boundary that connects to the 24-foot public access easement of the adjacent property known as Hallie B's, providing for cross access as required by Planned Development District 50. The applicant is proposing to install five parking spaces located behind the main structure and two parallel parking spaces located on the north side of the building. Staff should note that the Specific Use Permit does allow for the seven parking spaces as depicted on the site plan. Additionally, the SUP requires that a minimum of a six foot tall board on board wood fence be constructed along the western property boundary, replacing the existing chain link fence, and that the second floor area be limited to storage use only. The applicant's scope of work includes repairing/replacing the siding using reclaimed wood to match the existing siding, removing three layers of roofing and installing a new shingled roof, replacement of window panes, installation of an exterior water heater, the addition of Hardie board skirting, painting of the exterior, and the installation of an exhaust vent at the northwest corner of the building. The applicant has submitted photos of the exterior of the building, which depicts the siding being replaced and painted blue. The photos also indicate the window panes have been replaced, and skirting has been added to the building. The applicant has also provided a photo indicating the installation of the exhaust vent which is exposed and visible from the right-of-way. Additionally, the applicant has provided a photo of a home that shows the type of roofing shingles that will be added to the structure and a site plan showing the location of the new parking lot and sidewalk. The proposed ramp will be located at the primary entrance of the building and will connect to the existing porch.

Mr. Gonzales further noted that 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 applicant is locating the parking lot to the rear and north side of the property which conforms to the NGC OV district standards. Additionally, since the applicant will install a minimum six foot tall board-on-board fence, the request appears to be in conformance with the overlay district's requirements with regard to parking lot screening. Since, the structure is being converted from a residential land use to a commercial land use, modifications to the site will be required. In this case, the proposed exterior water heater and exhaust vent are located on the north side of the structure with limited visibility. In addition, the ADA ramp in the front of the property will be visible from N. Goliad Street. Due to this visibility the Historic Preservation Advisory Board is tasked with determining if the installation of these units and the ADA ramp will have an impact on the neighboring properties or the historic nature of the subject property. The applicant's request does not appear to negatively impact the subject property or the neighboring properties.

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

Vice-Chairman Clark opened up the public hearing and asked the applicant to come forward.

Price Pointer  
602 Williams Street  
Rockwall, TX

Mr. Pointer came forward and provided additional comments pertaining to the request.

Vice-Chairman asked if anyone wished to speak to come forward and do so; there being no one indicating such Vice-Chairman Clark closed the public hearing and brought the item back to the Board for discussion or action.

Vice-Chairman Clark made a motion to approve H2019-006 with staff recommendations. Board member Thompson seconded the motion which passed by a vote of 4-0 with Board members Nichols, Bowlin and Mishler absent.

IV. DISCUSSION ITEMS

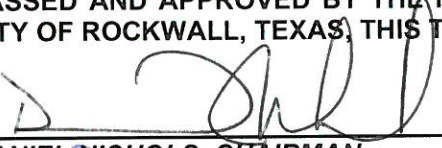
3. Update from Historic Preservation Officer (HPO) regarding historic projects.

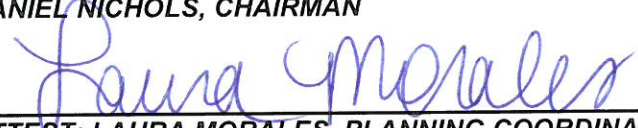
Planning Director, Ryan Miller, indicated there are currently no active historic projects.

V. ADJOURNMENT

Vice-Chairman Clark adjourned the meeting at 6:21 p.m.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 19 DAY OF September 2019.

  
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DANIEL NICHOLS, CHAIRMAN

  
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ATTEST: LAURA MORALES, PLANNING COORDINATOR