

**Minutes**  
**HISTORIC PRESERVATION ADVISORY BOARD MEETING**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**September 19, 2019**  
**6:00 P.M.**

**I. CALL TO ORDER**

The meeting was called to order by Chairman Nichols at 6:02 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 Maurice Thompson. Staff members present were Planning Director, Ryan Miller, Planning Manager David Gonzales and Planning Coordinator, Laura Morales.

**II. OPEN FORUM**

Chairman Nichols explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Chairman Nichols closed the open forum.

**III. CONSENT AGENDA**

1. Approval of Minutes for the June 20, 2019 Historic Preservation Advisory Board (HPAB) meeting.

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

**IV. PUBLIC HEARING ITEMS**

2. H2019-014

Hold a public hearing to discuss and consider a request by Rob and Christie Gates for the approval of a *Certificate of Appropriateness* (COA) allowing the replacement of a roof on an accessory structure that is situated on a *High-Contributing* property being a 1.503-acre parcel of land, identified as Block 98D, B F Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned for Single-Family 7 (SF-7) District land uses, situated within the Old Town Rockwall (OTR) Historic District, addressed as 104 South Clark Street, and take any action necessary.

Planning Manager, David Gonzales, provided a brief explanation and background of the request. The applicants are requesting for the approval of a Certificate of Appropriateness allowing the replacement of a roof on an accessory structure that is situated on a High-Contributing property. The accessory structure is a Non-Contributing building that is located south of the primary structure on the subject property, which is designated as a High Contributing property, and is addressed as 104 S. Clark Street. According to the 2017 Historic Resource Survey the primary structure was constructed circa 1910 and is considered to be significant due to the architectural style used on the structure. Rockwall Central Appraisal District records indicate that the accessory structure was constructed in 1980. The wood framed building is 595 square feet, or 17-feet by 35-feet, and was constructed with a hipped roof. The accessory structure does not have any historical or architectural significance. The accessory structure is currently being used as a pool house and is visible from S. Clark Street, E. Rusk Street, and the Howard Dobbs Elementary School campus. The proposed scope of work includes raising the ridge line of the roof, creating a gabled roof structure that is similar in color and slope as the adjacent accessory structure, the barn on the eastside of the subject property. The applicant has submitted photos of the exterior of the pool house, depicting the existing composition shingled roof and the metal roof of the covered porch. Additionally, a photo of the exiting barn that has a gabled, galvalume R-Panel metal roof has been submitted for comparison. The applicant's intent is to provide consistency with regard to the appearance of the roofs on the accessory structures that are situated on the subject property. Since, this material is different from the existing material and



61 since the subject property is a High Contributing property with a Non-Contributing building,  
62 approval of a Certificate of Appropriateness by the Historic Preservation Advisory Board is  
63 required prior to construction.  
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65 Mr. Gonzales further noted that according to the Unified Development Code, a roof's shape, form  
66 and design should be typical of, or consistent with the style and period of the architecture of  
67 buildings within the Historic District and the roof materials/colors should be visually compatible  
68 and compliment the style and period where historically typical materials are no longer available,  
69 compatible alternatives will be allowed. Additionally, the degree and direction of roof slope and  
70 pitch should be consistent with the style and period of the historic structure. In this case, the  
71 proposed roofing materials do not appear to meet the requirements of the Historic Preservation  
72 Guidelines outlined in the UDC. Specifically, the color, design, and materials are not a  
73 compatible alternative that are representative of the style and/or period of primary historic  
74 structure on the subject property; however, it could be argued that the current composite  
75 material on this structure is also not representative of the style and/or period of the primary  
76 historic structure. Based on these findings the applicant's request for the approval of a  
77 Certificate of Appropriateness is a discretionary decision for the Historic Preservation Advisory  
78 Board.  
79

80 Mr. Gonzales advised the Board that the applicant was present and available for questions as  
81 well as staff.  
82

83 Chairman Nichols opened up the public hearing and asked the applicants to come forward.  
84

85 Christie Gates  
86 104 N. Clark Street  
87 Rockwall, TX  
88

89 Mrs. Gates came forward and provided additional comments pertaining to the request.  
90

91 Rob Gates  
92 104 N. Clark Street  
93 Rockwall, TX  
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95 Chairman Nichols asked the Board for questions from the applicant. The Board expressed that  
96 the request would be an improvement and indicated being in favor of the request.  
97

98 Chairman Nichols asked if anyone wished to speak to come forward and do so, there being no  
99 one indicating so, Chairman Nichols closed the public hearing and brought the item back to the  
100 Board for discussion or action.  
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102 Chairman Nichols made a motion to approve H2019-014 with staff recommendations. Board  
103 member Clark seconded the motion which passed by a vote of 4-0 with Board members Mishler,  
104 Bowlin and Thompson absent.  
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107 3. H2019-015

108 Hold a public hearing to discuss and consider a request by Rob and Christie Gates for the approval of a  
109 *Building Permit Fee Waiver* for the replacement of a roof on an accessory structure that is situated on a  
110 *High-Contributing* property being a 1.503-acre parcel of land, identified as Block 98D, B F Boydston  
111 Addition, City of Rockwall, Rockwall County, Texas, zoned for Single-Family 7 (SF-7) District land uses,  
112 situated within the Old Town Rockwall (OTR) Historic District, addressed as 104 South Clark Street, and  
113 take any action necessary.  
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115 Planning Manager, David Gonzales indicated the request was for the same address that was  
116 discussed in agenda item 2 and the applicants are requesting approval of a Building Permit  
117 Waiver. For a residential property to be eligible for the Building Permit Fee Waiver Program, the  
118 property must be located within the Old Town Rockwall Historic District or the Southside  
119 Residential Neighborhood Overlay District and involve a minimum investment of \$5,000.00 that  
120 is associated with the rehabilitation or restoration of a property. Properties classified as  
121 Contributing would be eligible for a full waiver of building permit fees and properties classified

as Non-Contributing shall be eligible for a reduction in permit fees of up to 50%. The applicant has provided a scope of work and a valuation of \$5,000.00 for the replacement of the roof. Based on the accessory structure's designation as High-Contributing, the building permit fee would be eligible for a full waiver of the permit fees of \$75.00 fee. Should the Historic Preservation Advisory Board approve the request, the applicants building permit fees would be waived.

Mr. Gonzales advised the Board that both the applicant and staff were available for questions.

Chairman Nichols opened up the public hearing and asked if anyone wished to speak to come forward and do so, there being no one indicating so, Chairman Nichols closed the public hearing and brought the item back to the Board for discussion or action.

Board member Francisco made a motion to approve H2019-015 with staff recommendations. Board member Odom seconded the vote which passed by a vote of 4-0 with Board members Mishler, Bowlin and Thompson absent.

#### 4. H2019-016

Hold a public hearing to discuss and consider a request by Rob and Christie Gates for the approval of a *Small Neighborhood Matching Grant* for the replacement of a roof on an accessory structure that is situated on a *High-Contributing* property being a 1.503-acre parcel of land, identified as Block 98D, B F Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned for Single-Family 7 (SF-7) District land uses, situated within the Old Town Rockwall (OTR) Historic District, addressed as 104 South Clark Street, and take any action necessary.

Planning Manager, David Gonzales indicated that the applicants are requesting the approval of a Small Neighborhood Matching Grant for the purpose of replacing an existing a composition shingled roof on a Non-Contributing accessory structure with a metal roof. The Small Neighborhood Matching Grants Program, allows matching grants to encourage small improvements and beautification projects for properties located within the Old Town Rockwall Historic District or the Southside Residential Neighborhood Overlay District. The program provides matching funds of up to 50% of the total project cost. Properties classified as Non-Contributing are eligible for a total grant of amount up to \$500.00. In order for a High Contributing property to be eligible for the Small Neighborhood Matching Grants Program, the proposed project must include improvements to the exterior of the property visible to the street. Based on the applicant's scope of work, and the estimated valuation of approximately \$5,000.00 for the entire project, the replacement of the roof would qualify for a matching grant of up to \$1,000.00; however, due to the location of the improvements and the Non-Contributing nature of the accessory structure, staff would suggest that the Historic Preservation Advisory Board treat the request the same as if it was being requested on a Non-Contributing property with an amount up to \$500.00. With this being said this remains a discretionary decision for the Historic Preservation Advisory Board. As of the date of the memorandum, the Historic Preservation Advisory Board has approved two small matching grants for FY2019 and should this request be approved in full, the Small Neighborhood Matching Grant fund would be reduced to \$2,000.00.

Mr. Gonzales advised the Board that both the applicants and staff were available for questions.

Chairman Nichols opened up the public hearing and asked if anyone wished to speak to come forward and do so, there being no one indicating so, Chairman Nichols closed the public hearing and brought the item back to the Board for discussion or action.

Board member made a motion to approve \$1,000 matching grant for H2019-016. Board member Francisco seconded the vote which passed by a vote of 4-0 with Board members Mishler, Bowlin and Thompson absent.

## V. DISCUSSION ITEMS

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



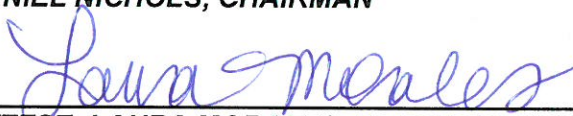
183 Planning Director, Ryan Miller, indicated there are currently no active historic projects.  
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185 VI. ADJOURNMENT  
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187 Chairman Nichols adjourned the meeting at 6:19 p.m.  
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191 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE  
192 CITY OF ROCKWALL, TEXAS, THIS THE 17 DAY OF October 2019.  
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196 DANIEL NICHOLS, CHAIRMAN

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198   
199 ATTEST: LAURA MORALES, PLANNING COORDINATOR  
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