

MINUTES
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
October 17, 2019
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Chairman Nichols at 6:03 p.m. Board members present were Dick Clark, Carolyn Francisco, Jay Odom, 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 September 19, 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 7-0.

IV. PUBLIC HEARING ITEMS

2. H2019-011

Hold a public hearing to discuss and consider a request Michael Cheatham of WillowCreek Custom Homes on behalf of the owners Jim and Peggy Ricketts for a Certificate of Appropriateness (COA) for exterior modifications to a *High Contributing Property* identified as Lot C, Block 122, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 401 N. Fannin Street, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation of the request. Michael Cheatham of WillowCreek Custom Homes is bringing a request forward on behalf of the owners Jim and Peggy Ricketts for a Certificate of Appropriateness for exterior modifications to a High Contributing Property requesting approval of a Certificate of Appropriateness in conjunction with a building permit fee waiver and a small neighborhood matching grant to allow the expansion of a single-family home by adding a garage and breezeway. The subject property was annexed prior to 1959, zoned Single-Family 7 District, and is situated within the Historic Overlay District. The subject property is recognized as a High Contributing Property, which indicates the property retains a high degree of architectural and physical integrity and possesses strong associations concerning the structure's historic context. The home is approximately 2,447 square feet and based on the 2017 Historic Resources Survey the main area was considered to have been constructed in the Folk Victorian style in 1905. On June 16, 2016, the Historic Preservation Advisory Board approved a Certificate of Appropriateness to allow renovations and expansion of the existing home on the subject property. On September 21, 2017, staff initiated a Reconsideration of Contributing Status request after reviewing the progress of the renovation and recognizing that the High Contributing designation may no longer be appropriate for the property. Following a review, the Historic Preservation Advisory Board passed a motion to allow the subject property to maintain its high-contributing designation and on December 20, 2018, the Historic Preservation Advisory Board approved a Certificate of Appropriateness in conjunction with a small neighborhood matching grant and a building permit fee waiver for the replacement of a fence. The applicant is requesting approval of a Certificate of Appropriateness in

60 conjunction with a building permit fee waiver and a small neighborhood matching grant to allow
61 the expansion of a single-family home by adding a garage and breezeway.
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63 Mr. Miller advised the Board that the applicant was present and available for questions as well as
64 staff.
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66 Chairman Nichols opened up the public hearing and asked the applicant to come forward.
67

68 James Ricketts
69 401 N. Fannin Street
70 Rockwall, TX
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72 Mr. Ricketts came forward and provided additional comments in reference to the request.
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74 Chairman Nichols asked if anyone wished to speak to come forward and do so, there being no
75 one indicating such, Chairman Nichols closed the public hearing and brought the item back to
76 the Board for discussion or action.
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78 After brief discussion, Board member Clark made a motion to approve H2019-011 with staff
79 recommendations. Board member Francisco seconded the motion which passed by a vote of 7-
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82 3. H2019-012

83 Hold a public hearing to discuss and consider a request Michael Cheatham of WillowCreek Custom
84 Homes on behalf of the owners Jim and Peggy Ricketts for a Building Permit Fee Waiver for exterior
85 modifications to a *High Contributing Property* identified as Lot C, Block 122, B. F. Boydston Addition,
86 City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 401 N.
87 Fannin Street, and take any action necessary.
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89 Planning Director, Ryan Miller, provided a brief explanation of the request.
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91 Chairman Nichols opened up the public hearing and asked if anyone wished to speak to come
92 forward and do so, there being no one wishing to do so Chairman Nichols closed the public
93 hearing and brought the item back to the Board for discussion or action.
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95 Chairman Nichols made a motion to approve H2019-012 with staff recommendations. Board
96 member Thompson seconded the motion which passed by a vote of 7-0.
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98 4. H2019-013

99 Hold a public hearing to discuss and consider a request Michael Cheatham of WillowCreek Custom
100 Homes on behalf of the owners Jim and Peggy Ricketts for a Small Matching Grant for exterior
101 modifications to a *High Contributing Property* identified as Lot C, Block 122, B. F. Boydston Addition,
102 City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 401 N.
103 Fannin Street, and take any action necessary.
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105 Planning Director, Ryan Miller, provided a brief explanation of the request and indicated both the
106 applicant and staff would be available for questions.
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108 Chairman Nichols opened up the public hearing and asked if anyone wished to speak to come
109 forward and do so, there being no one indicating such Chairman Nichols closed the public
110 hearing and brought the item back to the Board for discussion or action.
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112 Board member Mishler made a motion to award a \$500 grant to case H2019-013 with staff
113 recommendations. Board member Clark seconded the motion which passed by a vote of 7-0.
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115 V. DISCUSSION ITEMS
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117 5. Update from Historic Preservation Officer (HPO) regarding historic projects.
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119 Planning Director, Ryan Miller, indicated currently there are no ongoing historic projects.
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121 VI. ADJOURNMENT

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Chairman Nichols adjourned the meeting at 6:31 p.m.

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



JAY ODOM, BOARD MEMBER



ATTEST: LAURA MORALES, PLANNING COORDINATOR