

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

I. CALL TO ORDER

The meeting was called to order by Board Member Jay Odom at 6:00 p.m. Board members present were Brad Adams, Carolyn Francisco, and Maurice Thompson. Absent from the meeting were Beverly Thomas, Dick Clark and one vacant chair. Staff members present were Planning Director, Ryan Miller, Senior Planner Korey Brooks and Planning Coordinator, Angelica Gamez.

II. OPEN FORUM

Board member Odom 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 Board member Odom closed the open forum.

III. CONSENT AGENDA

1. Approval of Minutes for the October 17, 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.

VI. PUBLIC HEARING ITEMS

2. H2019-017

Hold a public hearing to discuss and consider a request by Rick Cawthon for a Certificate of Appropriateness (COA) for exterior modifications to a Non-Contributing Property identified as a portion of Block 22, F & M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 205 N. Clark Street, and take any action necessary.

Senior Planner Korey Brooks provided a brief explanation and background of the request. Rick Cawthon, the applicant, is bringing a request forward to obtain a Certificate of Appropriateness allowing him to expand the existing single family home on the subject property. The applicant is proposing to add a total of 1,400 square feet of living space to the rear of the home. In addition to the expansion to the rear of the home, the applicant is proposing to modify the front of the home by widening the existing front porch, replacing the existing wrought-iron posts with wood posts, and adding a front-facing gable above the porch. According to the applicant, the new roof will match the existing roofs' overhang and fascia. Additionally, the applicant is proposing to remove the existing siding and replace with a new cementitious lap siding. This case is a non-contributing property and, according to the Unified Development Code, the home does not have to adhere to the Historic Preservation Guidelines outlined in the Unified Development Code. However, since the home is located within 300-feet of a High Contributing property the Historic Preservation Advisory Board is tasked with determining if the addition is compatible with the historic district and will not adversely affect the adjacent High Contributing property.

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

Board member Odom opened the public hearing and asked if anyone wished to come forward and speak then proceeded to ask the applicant to come forward.

Rick Cawthon

205 N. Clark
Rockwall, TX 75087

Mr. Cawthon came forward and provided additional comments in reference to the request.

Board member Odom closed the public hearing and brought the item back to the Board for discussion or action.

Board member Odom made a motion to approve item H2019-017 with Board member Thompson seconding the motion which passed by a vote of 4-0.

3. H2019-018

Hold a public hearing to discuss and consider a request by Rick Cawthon for a Small Matching Grant allowing exterior modifications to a Non-Contributing Property being a 0.323-acre tract of land identified as a portion of Block 22, F & M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 205 N. Clark Street, and take any action necessary.

Senior Planner Korey Brooks provided a brief explanation and background of the request. The applicant Rick Cawthon is requesting a Small Matching Grant allowing exterior modifications to a non-contributing property addressed as 205 N. Clark Street. In order for the grant to qualify, the property should have these exterior modifications visible from the street. The replacement for the hardie board, in particular, qualify for the matching grant up to \$500 should the Board approve the applicant's request. So far this year, the Board has approved one other small matching grant of \$1000.00 and should this be approved will reduce the small matching funds to \$3500.00. Senior Planner Brooks then told the Board he would be available to answer questions.

There being no one doing such, they asked the applicant to come forward.

Rick Cawthon
205 N. Clark Street
Rockwall, TX 75087

The applicant came forward and provided additional comments to the request.

Board member Odom opened the public hearing and there being no one coming forward, closed the public hearing and brought the item back to the Board for discussion or action.

Board member Francisco made a motion to approve item H2019-018 with Board member Odom seconding the motion which passed by a vote of 4-0, with Board members Beverly Thomas and Dick Clark absent.

4. H2019-019

Hold a public hearing to discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of the owner Frank Fite, II for the approval of a Certificate of Appropriateness (COA) for the construction of a new office building on a 0.4590-acre Non-Contributing Property identified as Lot A, Block 124, B. F. Boydston Addition, City of Rockwall, Rockwall, Texas, zoned Planned Development District 50 (PD-50), situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 810 N. Goliad Street, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation and background of the request. Jeff Carroll of Carroll Architects is bringing a request forward, on behalf of the owner Frank Fite II, for the approval of a Certificate of Appropriateness for the purpose of constructing a 4,987 square foot office building. The request is coming before the Board so they can look at the elevations proposed and compare them to the Historic guidelines and make any recommendations necessary to the Planning and Zoning Commission. The Board is also being charged with issuing a COA because the property is 300 feet from a contributing property. According to the Unified Development Code, all development within the North Goliad Corridor Overlay is required to mimic one of the following styles: Bungalow, Cottage, Craftsman, Folk

Victorian, or Queen Anne. In this case, the building elevations submitted by the applicant are drawn to conform to the Craftsman style, which is described as being an extension of the early bungalow style, the craftsman design included a low-pitched gabled roof with a wide, unenclosed eave overhang, having roof rafters are usually exposed and decorative beams or braces are commonly added under gables. Also, porches are either full or partial-width, with a roof often supported by tapered square columns where the most distinctive features of this are the junctions where the roof joins the wall, where the most ornamentation occurs. Planning Director Miller went on to say that the building mentioned would be in compliance with height restrictions as well. Mr. Miller explained how the applicant had oriented the building so that the main entry is on the side of the building.

One recommendation that was made to the applicant was that they look into incorporating a front entry to maintain that residential look. In regards to the roof, the guidelines state that the roof shape, form and design should be typical of or consistent with the style and period of the architecture of buildings within the Historic District and its materials or colors should be visually compatible and complimentary of the style and period of the structure. In this case, the applicant is proposing to utilize a traditional composite asphalt shingle, which is visually compatible with other structures in the district; however, the applicant is also proposing to utilize standing seam metal roofing as an accent material on certain portions of the roof. This has been used on other properties, but does remain a discretionary decision for the Historic Preservation Advisory Board when considering the Certificate of Appropriateness. When looking at the side yard and front yard setback, the applicant is in compliance with the exception of the stairs on the side. Mr. Miller then explained that he had spoken with the applicant before the meeting and he's thinking of moving the stairs to the rear of the property. With regards to the driveway spacing and paving materials, the applicant is in compliance. The parking areas for commercial development should be as hidden as possible according to the guidelines. The idea is to maintain that residential look up and down the street. In this case, the applicant does need to revise his landscape plan to provide screening of the parking areas as they are on the side and will be highly visible and that was listed as one of their conditions of approval. The only other issue with this property is that it has residential adjacency meaning that it backs up to the City's water yard and it is zoned as Single Family. As a result, it does require a masonry yard but as an alternative the Planning and Zoning commission can consider a living screen and have it incorporated along the back to shield the water yard from their property. That living screen states that it should also incorporate a wrought iron fence but since there is already a chain link fence then the applicant was told that it would be appropriate to leave the chain link fence and provide the landscaping. However, Mr. Miller told the Board that should they have a recommendation in regards to this that it would be appropriate at this time.

Also, Mr. Miller stated that they have told the applicant to provide a new landscaping plan to address the three tiered screening and the side yard setback with the stairs. The Architectural Review Board would have to review the Historic Board's recommendations when they're making their recommendations to the Planning and Zoning Commission.

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

Board member Odom then asked the applicant to come forward.

Jeff Carroll
750 E. Interstate 30, Suite 110
Rockwall, TX 75087

Mr. Carroll came forward and provided further information in reference to the request.

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

After brief discussion, Board member Odom made a motion to approve the item H2019-019 with staff recommendations. Board member Francisco seconded the motion with the item passing by a vote of 4-0.

V. DISCUSSION ITEMS

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

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

VI. ADJOURNMENT

Board member Odom adjourned the meeting at 6:40 p.m.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE
CITY OF ROCKWALL, TEXAS, THIS THE 21 DAY OF May 2020



JAY ODOM, BOARD MEMBER



ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR