

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JUNE 18, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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 Beverly Bowlin. Absent from the meeting were Maurice Thompson, Dick Clark, and Jenni Hoffman. Staff members present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales and Planner Henry Lee. Absent from the meeting was Planning and Zoning 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 May 21, 2020 Historic Preservation Advisory (HPAB) meeting.

Board member Carolyn Francisco made a motion to approve the consent agenda. Board member Brad Adams seconded the motion which passed by a vote of 4-0.

IV. PUBLIC HEARING ITEMS

2. H2020-001 (DAVID GONZALES)

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 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 and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicant is requesting a Certificate of Appropriateness (COA) for brick wainscoting for a home located in Planned Development 50 (PD-50) District. This item was brought to the Commission at the last meeting held on May 21, 2020 but the Board had some questions regarding the project and tabled the item until this meeting. There had been a site plan that had been approved on the property in June 2019 for the zoning of a restaurant without a drive-thru, ultimately requiring a COA. The COA was for alterations made to the home such as the addition of hardie board skirting as opposed to the brick wainscot that is now on the property. In March 2020, it was discovered that the brick wainscot had been added to the property without a COA and a citation and stop-work order was issued. The applicant has since sent in an updated paint color for the hardie board and the brick wainscot along with having a white trim. The Historic Guidelines state that all alterations or new construction should be visually compatible with the surrounding buildings or structures. This request is subject to the Board's review and is a discretionary decision for the Historic Preservation Advisory Board to move forward with the approval of a COA. Mr. Gonzales advised the Board that the conditions of approval were listed in their packet and the applicant and Staff were present to answer questions.

Board Member Odom asked the applicant to come forward.

Price Pointer
602 Willams Street
Rockwall, TX 75087

Mr. Pointer came forward and provided additional details in regards to the request. He explained that the decision to possibly paint the brick and the siding a gray color and the trim a white color came from the Board's disapproval of the previously shown brick. He advised the Board that he was available to answer questions.

Board member Adams wanted to get clarification on the painting of the brick. After going by the house, he noticed that the bottom rows of the brick were a different color then the rest so he wanted to know what the next step would be.

Board member Bowlin added that the new paint color and trim color would be a better fit than what is in place now. Board member Adams agreed that, although he does not like painted brick, he believes the change would be better than the alternative.

Board member Adams then asked for a timeframe for the completion of the project. Mr. Pointer, the applicant, replied that if the COA was approved tonight then the completion of the project would be within 4-5 weeks.

Board member Bowlin asked if the plan was to continue on as a restaurant. Mr. Pointer replied that the ideal situation would be for a high end office or boutique.

Board member Francisco had concerns regarding the project. One being that the house shown as an example is a craftsman style and brick is considered appropriate for it but the one being considered for the COA is a simple folk style and the brick wainscot changes the character and is, therefore, inappropriate for the style. Board member Bowlin added that the new structure being considered does not resemble the original structure whatsoever.

Board member Odom opened the public hearing and asked if there was anybody wishing to speak; there being no one doing such, he closed the public hearing and brought the item back to the Board for discussion and action.

Board member Odom explained whether or not they would accept and approve the change or if they had to make the applicant tear down the brick wainscot that was already in place. He then asked Planning and Zoning Director Ryan Miller if they had the authority to make them tear it down and, if so, then what would be the next step for the applicant. Mr. Miller explained that the applicant would have the ability to appeal any denial made by the Historic Preservation Advisory Board to the City Council. Board member Odom asked if what was decided there that night was a final decision that does not go any further to which Mr. Miller answered that it was up to the applicant. Once again, the applicant had the right to appeal the decision and if he did not choose to appeal then the ruling made by the Historic Preservation Advisory Board would stand.

Board member Adams wanted further clarification as to why the applicant chose to put up the brick wainscot instead of what had previously been discussed. Mr. Pointer replied that he had seen other properties in the area with the same brick and style and thought it would be a good look for the project. Board member Adams stated that he did not feel like the HPAB would be doing their job if they let the project continue forward.

After a brief discussion, Board member Francisco made a motion to deny item H2020-001. Board member Adams seconded the motion which passed by a vote of 3-1, with Board member Odom dissenting.

3. **H2020-003 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a Certificate of Appropriateness (COA) for a High Contributing Property being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic District, addressed as 505 Williams Street, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant is proposing to remove the exiting fence and post and install a new wood fence and metal posts. Both the cedar slats and the metal posts would be painted white to match the home's accent color. The applicant's proposed scope of work does not impair the integrity of the property, however, approval of a Certificate of Appropriateness is a discretionary decision for the Historic Preservation Advisory Board.

Board member Odom opened the public hearing and asked if there was anybody wishing to speak; there being no one doing such, he closed the public hearing and brought the item back to the Board for discussion and action.

Board member Francisco made a motion to approve item H2020-003. Board member Bowlin seconded the motion which passed by a vote of 4-0.

4. **H2020-002 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a Small Matching Grant for a High Contributing Property being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic District, addressed as 505 Williams Street, and take any action necessary.

Planner Henry Lee provided a brief summary in regards to the request. The applicant turned in an application for a Certificate of Appropriateness at the same time as the application for a Small Matching Grant for the same property that was previously discussed. The total valuation of the project provided would be \$2,345 and, as a high contributing property it is eligible for matching funds up to \$1000. Currently, the Historic Preservation Advisory Board has approved two (2) other Small Matching Grants and if this were approved then the remaining funds would be brought down to \$2,500 to last until September 30, 2020. Approval of this request is a discretionary decision for the Historic Preservation Advisory Board.

Board member Odom opened the public hearing and asked if there was anybody wishing to speak; there being no one doing such, he closed the public hearing and brought the item back to the Board for discussion and action.

Board member Odom explained that he would like to consider the approval due to it being for a good use and a good addition to the house. Board member Bowlin asked if the funds carry over throughout the years but they do not.

Board member Adams made a motion to approve item H2020-002. Board member Bowlin seconded the motion which passed by a vote of 4-0.

V. ACTION ITEMS

5. Election of a Chairman and Vice-Chairman. Discuss and consider the election of a Chairman and Vice Chairman in accordance with Section 05, *Historic Preservation Advisory Board*, of Article 02, *Development Review Authority*, of the Unified Development Code (UDC), and take any action necessary.

Planning and Zoning Director Ryan Miller explained to the Commission that they could make a decision on this Action item tonight or hold off until the next meeting since there were three members that were absent. He then explained the different positions and their duties to the Board. The Board decided to hold off voting on the positions until the next scheduled meeting on July 16, 2020.

VI. DISCUSSION ITEMS

6. Update from Historic Preservation Officer (HPO) regarding historic projects. (Ryan Miller)

Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects.

VII. ADJOURNMENT

Board member Odom adjourned the meeting at 7:17 pm.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 20 DAY OF August, 2020.



JAY ODOM, BOARD MEMBER



ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR