

**Historic Preservation Advisory Board Meeting
January 19, 2006**

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CALL TO ORDER

The meeting was called to order by chairwoman, Sherry Pittman at 6:30 p.m. with the following members present; Ross Ramsay, Marge Holcomb, Mark Russo, Mary Hanrahan, Jason Potts and Lynn Davis.

CONSENT ITEMS

Approval of Minutes for the December 15, 2005 meeting.

Holcomb made a motion to approve the minutes of the December 15, 2005 meeting.

Davis seconded the motion. The motion was voted on and passed by a vote of 6 to 0 (Potts abstaining).

PUBLIC HEARING ITEMS

**H2005-012: (Staff)
Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Michael and Carolyn Hoyt for the building of a one-story, "Folk Victorian" style residential structure and attached carport, located on a 0.49-acre, SF-7 residentially-zoned lot situated at 712 Hartman (Hurst Addn.; Lot 2; Block A).**

Spencer outlined the request stating the applicant, Michael and Carolyn Hoyt, have submitted a request for a Certificate of Appropriateness for the building of a one-story, Folk Victorian style residential structure with an attached carport, located on a 0.49-acre, SF-7 residentially-zoned lot situated at 712 Hartman.

The elevations show a 22' high single-family home with hardi plank-siding for exterior cladding and composite shingles. The house draws from the "Folk Victorian" style of architecture with its linear floor plan, full length porch and decorative columns along the front facade. The applicant has proposed a 7/12 pitch roof which is typical of this style of Folk architecture.

Any future buildings as shown on the site plan will be required to obtain a Certificate of Appropriateness prior to issuance of a building permit.

Pittman opened the public hearing.

Michael Hoyt, applicant addressed the board requesting approval of the request and to answer questions.

Hanrahan addressed concerns about the lack of details (front elevation, dimensions, time schedule, and door & window details) included with the C of A application.

2 Russo made a motion to continue the public hearing until the February 16, 2006, HPAB
meeting.

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6 Holcomb seconded the motion. The motion was voted on and passed by a vote of 7 to
0.

8 **H2006-001: (Staff)**

10 **Hold a public hearing and consider a request for a Certificate of Appropriateness**
12 **(CofA) from CJ Crow Devlp., INC for the building of a two-story, residential structure,**
located on a 0.16-acre, SF-7 residentially-zoned lot situated at 506 Kernodle (Farmers &
Merchants; Lot 2; Block 6).

14 Spencer outlined the request stating the applicant, CJ Crow Devlp., INC has submitted
16 a Certificate of Appropriateness' application for the building of a two-story, residential
structure, located on a 0.16-acre, SF-7 residentially-zoned lot situated at 506 Kernodle
(Farmers & Merchants; Lot 2; Block 6).

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20 The elevations show a 26' high single-family home with hardi plank-siding for exterior
cladding and composite shingles. The house draws from both the "Folk Victorian" and
"Craftsman" styles of architecture. The proposed structure has a Craftsman structure
22 and form with Folk Victorian ornamentation. The applicant has proposed a 9/12 pitch
roof which is typical of this style of Folk architecture.

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26 Any future buildings as shown on the site plan will be required to obtain a Certificate of
Appropriateness prior to issuance of a building permit.

28 Ramsay opened the public hearing.

30 Carol Crow, applicant addressed the board requesting approval of the request and to
answer questions.

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34 Potts made a motion to approve the C of A for the building of a two-story, residential
structure, located on a 0.16-acre, SF-7 residentially-zoned lot situated at 506 Kernodle
(Farmers & Merchants; Lot 2; Block 6).

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38 Russo seconded the motion. The motion was voted on and passed by a vote of 6 to 0.

ACTION ITEMS

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42 **Discuss and review a request from Norman Alston for the frost/opaque coating on clear**
glass windows at 303 E. Rusk (His Covenant Children)

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Norman Alston, Architect addressed the board and displayed a sample of glazing with

the opaque coating.

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Discuss and take any action necessary on the creation of the North Goliad Historic Overlay District.

Spencer stated that the last couple of meetings discussing the North Goliad Historic District with the Historic Preservation Advisory Board (HPAB) staff has taken comments from Board Members and formulated some options that may help provide some direction to the Board.

Option

1. Creation of North Goliad Historic District governing Alterations, Additions, Demolition and New Construction.

Option

2. Remove the properties along North Goliad currently located within the Historic District, designate desired properties as Landmark Properties and amend PD-50 to include desired regulations for New Construction.

Option

3. Creation of North Goliad Historic District governing Alterations, Additions and Demolition and New Construction. Amend PD-50 for desired requirements for New Construction. Include in the North Goliad Historic District guidelines a statement saying "All guidelines governing New Construction shall be those as stated in PD-50".

After much discussion Hanrahan made a motion to proceed with Option 1.

Russo seconded the motion. The motion was voted on and passed by a vote of 7 to 0.

DISCUSSION ITEMS

- Miscellaneous discussion of Historical District issues

Anna Potts addressed the board seeking direction on the possible C of A for demolition of a residential structure being 402/404 Williams Street.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:08 p.m.

These minutes were approved on February 16, 2006.

**Historic Preservation Advisory Board Meeting
February 16, 2006**

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CALL TO ORDER

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The meeting was called to order by chairwoman, Sherry Pittman at 6:30 p.m. with the following members present; Ross Ramsay, Mark Russo, Mary Hanrahan, Jason Potts and Lynn Davis. Marge Holcomb was absent

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CONSENT ITEMS

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Approval of Minutes for the January 19, 2006 meeting.

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Ross made a motion to approve the minutes of the January 19, 2006 meeting with corrections.

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Potts seconded the motion. The motion was voted on and passed by a vote of 6 to 0.

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ACTION ITEMS

22

Receive a report from Staff and Historic Preservation Consultant, Dewayne Jones, and take any action necessary on the creation of the North Goliad Historic Overlay District. (Staff)

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Spencer presented the recent changes to the proposed guidelines. Historic Preservation Consultant, Dewayne Jones, commented and gave recommendations on the proposed guidelines.

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DISCUSSION ITEMS

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Miscellaneous discussion of Historical District issues

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ADJOURNMENT

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There being no further business, the meeting was adjourned at 8:30 p.m.

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These minutes were approved on March 16, 2006.

**Historic Preservation Advisory Board Meeting
March 16, 2006**

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CALL TO ORDER

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The meeting was called to order by chairwoman, Sherry Pittman at 6:30 p.m. with the following members present; Ross Ramsay, Mark Russo, Mary Hanrahan, Jason Potts, Lynn Davis and Marge Holcomb.

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CONSENT ITEMS

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Approval of Minutes for the February 16, 2006 meeting.

14

Ross made a motion to approve the minutes of the February 16, 2006 meeting with corrections.

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Potts seconded the motion. The motion was voted on and passed by a vote of 7 to 0.

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ACTION ITEMS

22

Receive a report from Staff and take any action necessary on the creation of the North Goliad Historic Overlay District. (Staff)

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Ross Ramsay made a motion to approve the Legal Description and Boundary Lines for the North Goliad Historic District.

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Davis seconded the motion. The motion was voted on and passed by a vote of 7 to 0.

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Additional discussion on the Guidelines continued and a consensus was obtained on the document formatting and layout.

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DISCUSSION ITEMS

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Miscellaneous discussion of Historical District issues

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ADJOURNMENT

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There being no further business, the meeting was adjourned at 8:15 p.m.

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These minutes were approved on April 20, 2006.

**Historic Preservation Advisory Board Meeting
April 20, 2006**

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CALL TO ORDER

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The meeting was called to order by chairperson, Sherry Pittman at 6:30 p.m. with the following members present; Ross Ramsay, Mark Russo, Mary Hanrahan, Jason Potts and Lynn Davis (Holcomb absent).

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10 Approval of Minutes for the March 16, 2006 meeting.

12 Board Member Davis made a motion to approve the minutes of the March 16, 2006 meeting.

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16 Board Member Hanrahan seconded the motion to approve the minutes of the March 16, 2006 meeting.

18 APPROVED 6 to 0

20 Sherry Pittman, Chairperson, discussed the use of "judgment call" within the staff reports. Pittman continued with reminding the Board that the zoning ordinance states that the Board should follow the historic district guidelines when reviewing Certificate of Appropriateness cases.

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ACTION ITEMS

26 Board member Hanrahan recused herself and left the meeting.

28 Chairperson Pittman introduced the first case.

30 Chris Spencer, staff member, described the case and gave an overview of the request.

32 **H2006-003-** Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Ronald Rich for the enclosure of an existing covered breezeway located in the side yard at 202 S. Clark Street (Dawson Addition, Lot1). The tract is zoned (SF-7) Single Family Residential and is located within the Old Town Rockwall Historic District and identified as a "Non- Contributing Property."

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38 The Applicant, Mr. Rich presents his request to the board for a Certificate of Appropriateness (C of A) for the enclosure of an existing covered breezeway located in the side yard at 202 S. Clark Street (Dawson Addition, Lot1). The tract is zoned (SF-7) Single Family Residential and is located within the Old Rockwall Historic District and identified as a "Non- Contributing Property".

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44 The applicant is proposing to add approximately 250 sq. ft. by enclosing the existing covered breeze way. The house is currently joined to the detached game room by the existing covered walkway. The wall will have six foot French doors and decorative light fixtures. It will be finished with 12 inch hardy board and painted to match the existing color of the house. This will make the game room (existing square footage) and house one

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structure and alleviate any building separation requirements.

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The main house was constructed in 1952 with asbestos shingles and a brick wainscot and a composition roof.

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Staff feels that this is a judgment call for the HPAB but, heavy consideration should be given that no additional driveways are being added and the primary "Front Street Yard" is to remain intact and undisturbed. If the HPAB wishes to approve the C OF A staff would recommend it do so with the following conditions:

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1. Approval of the Engineering Department.

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2. Landscape improvements be installed as shown on the site plan as part of the C of A.

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Chairperson Pittman stated that the request was actually more than the enclosure of the breezeway but was also an addition to the existing house.

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Chairperson Pittman opened the public hearing.

18

The applicant, Ronald Rich, 202 S. Clark Street, approached the Board and addressed the request. Mr. Rich discussed the existing breezeway and his plans for connecting the main structure to the accessory building.

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Board member Davis asked the applicant about the location of the proposed construction.

24

Rich described the location of the construction.

26

Board member Russo asked the applicant when the breezeway was constructed.

28

Rich stated that he had lived in the house for more than 18 years and the breezeway had always been there. He also stated that he had done some repair work to breezeway during the time he has lived there.

30

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Russo asked about the French doors and if there were any other French doors on the house.

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Rich stated there were no other French doors on the house.

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Chairperson Pittman stated that she had done some research on this style of housing and described it as a "techno style".

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Board member Ramsay stated he liked what the applicant was doing to the house.

42

Chairperson Pittman closed the public hearing.

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Board Member Potts made a motion to approve the C of A.

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Board Member Russo seconded the motion to approve the C of A.

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2 **APPROVED 5 to 0.**

4 Board member Hanrahan returned to the meeting.

6 Board member Potts reclused himself and left the meeting.

8 Chairperson Pittman introduced the next case.

10 Staff member Spencer discussed the staff report with the Board.

12 **H2006-002-** Hold a public hearing and consider a request for a Certificate of
14 Appropriateness (C of A) from Jason & Ann Potts for redirection and modification of
16 existing drive-ways located in the side yards of 601 Williams Street St (Lots 1,2,3, 4, Block
B, Foree). The tract is zoned (SF-7) Single Family district and identified as a "High
Contributing Property".

18 The applicants, Jason & Ann Potts, have made a request, Ann Potts presenting, for a
20 Certificate of Appropriateness (C of A) for redirection and modification of existing drive-
ways located in the side yards of 601 Williams. This property lies within the Old Town
Rockwall Historic District and is identified as a "High Contributing Property".

22 The property currently has two existing driveways, one (1) from Clark St. and one (1) from
24 Parks St. The applicant is proposing to modify the existing driveways into circle drives.
With the proposal the primary "Front Street Yard" adjacent to Williams Street would remain
26 intact and undisturbed. The applicant is proposing to use either crushed rock or recycled
asphalt for the improvements to the existing driveways. Currently both existing drives are
28 currently comprised of rock. Staff feels that the "Historic" integrity of property would not be
comprised with the modification of the existing driveways.

30 In addition to the improvements to the existing driveways the applicant is also proposing to
32 install numerous landscape upgrades to the site.

34 Staff feels that this is a judgment call for the HPAB but, heavy consideration should be
36 given that no additional driveways are being added and the primary "Front Street Yard" is
to remain intact and undisturbed. If the HPAB wishes to approve the C OF A staff would
recommend it do so with the following conditions:

- 38
1. Approval of the Engineering Department.
 - 40 2. Landscape improvements be installed as shown on the site plan as part of the C of A.

42 Chairperson Pittman opened the public hearing.

44 The applicant, Anna Potts, approached the Board and addressed the request. She stated
46 that the Engineering Department had approved her request for the driveways. She stated
that the proposed driveways and landscaping would enhance their home as well as the
neighborhood.

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2 Board member Hanrahan asked the applicant why they needed the additional driveways.
4 She discussed the construction of the driveways and the need to install additional culverts
on the Clark Street (alley) side.

6 Board Member Potts discussed the drainage issues and stated they would not have
8 problems with the drainage. She also discussed other circle driveways in the
neighborhood.

10 Board member Russo discussed the number of circle driveways in the neighborhood.

12 Chairperson Pittman stated the issue of whether these circle driveways were put in before
14 the Historic District was established.

16 Board member Ramsay stated that he liked the circle driveways for the applicant's house.
He also stated that the driveways were not a dominant part of the property.

18 Board member Russo asked about a driveway that went across the front of the property.

20 Chairperson Pittman explained the driveway was removed because people constantly
22 drove through the property.

24 Board Member Russo continued to state he thought the driveways were very appealing.

26 Anna Potts continued to discuss the possible addition of more landscaping in the future.

28 Chairperson Pittman closed the public hearing.

30 Board Member Ramsay made a motion to approve the C of A.

32 Board Member Davis seconded the motion to approve the C of A.

34 **APPROVED 3 to 1 with 1 abstaining** (Pittman Abstained) (Hanrahan Against)

36 Board member Potts returned to the meeting.

38 Chairperson Pittman introduced the next agenda item.

40 **Receive a report from Staff and take any action necessary on the creation of the
North Goliad Historic Overlay District Guidelines. (Staff)**

42 Staff reported the progress of the District guidelines.

44 Chairperson Pittman discussed forming a subcommittee to work on the guidelines.

46 Board member Russo discussed the timing of completing the guidelines.

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Board member Ramsay discussed the future right-of-way for North Goliad.

Board Member Hanrahan discussed the need for a plan for a streetscape for North Goliad.

Chairperson Pittman, Board Member Ramsay and Board Member Hanrahan volunteered to be appointed to a sub-committee to continue working on the N.G.H.O.D.G.

Board Member Russo makes a motion to appoint a subcommittee consisting of Chairperson Pittman, Board Member Ramsay and Board Member Hanrahan to work on the North Goliad Historic District Guidelines.

Board member Davis seconded the motion to appoint a subcommittee consisting of Chairperson Pittman, Board Member Ramsay and Board Member Hanrahan to work on the North Goliad Historic District Guidelines.

Approved by a vote of 6 to 0.

DISCUSSION ITEMS

Miscellaneous discussion of Historical District issues

Chairperson Pittman discussed the house at the corner of Aluminum Plant and Renfro which is in ill repair. She stated that Code Enforcement had been working with the owners to bring the house up to building maintenance code standards.

Chairperson Pittman discussed a driveway that was built on Washington Street that did not meet the guidelines and did not come before Board.

Board member Hanrahan responded to the driveway question on Clark Street that the contractor was building driveways without actually going through a review and/or an approval process.

Board member Davis had some question on the map of the North Goliad Historic District.

Discussion continued about various items.

Board member Potts discussed changes to the proposed guidelines.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:42 p.m.

These minutes were approved on July 20, 2006.

**Historic Preservation Advisory Board Meeting
May 18, 2006**

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CALL TO ORDER

The meeting was called to order by chairwoman, Sherry Pittman at 6:30 p.m. with the following members present; Ross Ramsay, Mark Russo, Mary Hanrahan, Jason Potts, Lynn Davis and Marge Holcomb.

Approval of Minutes for the April 20, 2006 meeting.

Board member Hanrahan made a motion to table minutes due to corrections.
Board member Holcomb seconded the motion to table minutes due to corrections.

Approved to table by of vote 7-0.

Chairperson Pittman introduced the next agenda item.

ACTION ITEMS

Staff member Leslie Ryan discussed the staff report with the Board.

H2006-004 - The applicants, Michael and Carolyn Hoyt, have submitted a request for a Certificate of Appropriateness for the building of a two-story, Farm house style residential structure with an detached garage, located on a 0.49-acre, SF-7 residentially-zoned lot situated at 712 Hartman.

The elevations show a single-family home with lap siding, with a 5" exposure for exterior cladding and a dual 10-12 and 4-12 pitch 26ga metal roof. The house draws from the "Folk Victorian" style of architecture with its linear floor plan, full length porch and decorative columns along the front facade. The detached two (2) car garage will be constructed of composite shingles and the same lap siding (max 5" exposure) that is proposed for the primary house.

Staff recommends approval with the following condition:

1. Engineering approval for the proposed drive from Hartman.
2. Approval by the Building Inspection Department.

Chairperson Pittman opened the public hearing.

The applicant, Michael Hoyt, 608 Scottsdale Drive, Richardson, Texas, approached the Board to discuss the request for the Certificate of Appropriateness.

Board member Russo asked the applicant why they were using a new plan. The windows for the new house were discussed.

2 Board member Hanrahan discussed the use of siding instead of lattice for the skirting.
Windows and the transoms were also discussed with the applicant.

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Chairperson Pittman discussed the use of a transom over the entrance door and painting
6 the concrete foundation instead of using skirting.

8 Board member Ramsay stated he preferred two over two windows and shutters were not
necessarily appropriate for this style.

10

Board member Russo asked if the garage could match the house.

12

Chairperson Pittman closed the public hearing.

14

A motion was made by Board Member Hanrahan to approve the C of A with staff
16 conditions and the following additional conditions:

1. That lattice not be used for the skirting.
- 18 2. That two over two style windows be installed.

20 Board Member Holcomb seconded the motion to approve the C of A with staff conditions
and the following additional conditions;

22

1. That lattice not be used for the skirting.
2. That two over two style windows be installed.

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26 **APPROVED by a vote 7 to 0.**

28 Chairperson Pittman introduced the next agenda item.

30 **Receive a report from Staff and take any action necessary on the creation of the**
North Goliad Historic Overlay District Guidelines. (Staff)

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34 The Board heard from Subcommittee leader Mary Hanrahan about changes that were
made to the guidelines document.

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Board member Ramsay discussed changes and additions to the guidelines.

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Board member Hanrahan discussed the current and the proposed future right-of-way for
40 SH 205.

42 Discussion continued about the SH 205 right-of-way among Board members.

44 Board member Potts questioned the guideline for the color of paint. Potts also discussed
the replacement of roofing material and alterations to roofs.

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Board member Russo discussed the duplication of historic style in the district.

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2 Discussion continued about historic duplication among Board members.

4 Additional discussion on the Guidelines continued and a consensus was obtained on the document formatting and layout.

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8 **DISCUSSION ITEMS**

10 **Miscellaneous discussion of Historical District issues**

12 Board member Russo asked about the trees in the Butler Cemetery.

14 Discussion of adding other historic properties into the district.

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ADJOURNMENT

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There being no further business, the meeting was adjourned at 8:00 p.m.

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These minutes were approved on July 20, 2006.

**Historic Preservation Advisory Board Meeting
June 15, 2006**

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CALL TO ORDER

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The meeting was called to order by Pittman at 6:30 p.m. with the following members present; Ramsay, Holcomb, Davis, Potts, and Hanrahan. Russo Absent

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10 **Approval of Minutes for the April 20, 2006 meeting.**

Approval of Minutes for the May 18, 2006 meeting.

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Board member Hanrahan made a motion to table the minutes of the April 20,2006 and May 18, 2006 meetings.

14

Board member Davis seconded the motion to table the minutes of the April 20, 2006 and May 18, 2006 meetings.

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18 **Approved to table to minutes of the April 16, 2006 and May 18, 2006 meetings by of vote 6-0.**

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Chairperson Pittman introduced the next agenda item.

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ACTION ITEMS

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Subcommittee Chair Mary Hanrahan discussed the North Goliad Historic Overlay District guidelines with the Board.

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28 Board member Davis had a substantial number of edits and formatting changes that she addressed with the Board and made those changes available to Staff.

30

Chairperson Pittman suggested scheduling a special meeting to finish the document and sets a goal to have the document finished by the next week (June 19-23).

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34 **DISCUSSION ITEMS**

36 **Miscellaneous discussion of Historical District issues**

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The Board discussed of adding other historic properties into the district.

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42 **ADJOURNMENT**

44 There being no further business, the meeting was adjourned at 8:10 p.m.

46 These minutes were approved July 20, 2006.

**Historic Preservation Advisory Board Meeting
July 20, 2006**

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CALL TO ORDER

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The meeting was called to order by Pittman at 6:30 p.m. with the following members present; Ramsay, Holcomb, Davis, Russo, and Hanrahan. Potts Absent.

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10 **Approval of Minutes for the April 20, 2006 meeting.**

Board member Hanrahan made a motion to approve the minutes with minor corrections of the April 20, 2006 meeting.

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Board member Davis seconded the motion to approve the minutes with minor corrections of the April 20, 2006 meeting.

14

Approval of the minutes for the April 20, 2006 meeting by of vote 5-0-1 (Russo Abstained, Potts Absent).

16

18 **Approval of Minutes for the May 18, 2006 meeting.**

Board member Davis made a motion to approve the minutes of the May 18, 2006 meeting.

20

Board member Hanrahan seconded the motion to approve the minutes of the April 20, 2006 meeting.

22

Approval of the minutes for the May 18, 2006 meeting by a vote of 6-0 (Potts Absent).

24

Approval of Minutes for the June 15, 2006 meeting.

Board member Davis made a motion to approve the minutes with minor corrections of the June 15, 2006 meeting.

26

Board member Hanrahan seconded the motion to approve the minutes with minor corrections of the June 15, 2006 meeting.

28

Approval of the minutes for the June 15, 2005 meeting by a vote of 5-0-1 (Russo Abstained, Potts Absent)

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Chairperson Pittman introduced the next agenda item.

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ACTION ITEMS

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Subcommittee Chair Mary Hanrahan discussed the North Goliad Historic Overlay District guidelines with the Board.

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Board members discussed and made final minor changes to the document.

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Chair person Pittman and Board member Hanrahan discuss looking at and observing the styles and contribution levels of the homes on North Goliad with, Historic Preservation Consultant, Dwayne Jones to create the revised appendix A, List of Contributing Properties.

46

Board members discussed changing chapter VI, Demolition of Buildings, in an effort to make the text read more clearly.

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2 Board member Russo asks whether 802 N. Goliad, which was the first Dentists office in
Rockwall, should be at a higher contribution level.

4 Board members discuss how the homes were designated at their level of contribution.

6 Chairperson Pittman states that the homes were judged based solely on the architectural
8 elements.

10 Board member Davis explains the structural changes she made to page 7, under “How the
Review Process Works”.

12 Board members discuss whether all the sections under New Construction should have a
14 goal box. The Decks section is the only one that has a goal box.

16 Discussion by Board members about the schedule of meetings and public hearings that
will take place to adopt these guidelines. The following schedule was agreed on;

18 Town Hall - August 3, 2006

HPAB – August 17, 2006

20 P&Z – August 29, 2006 (Work Session)

P&Z – September 12, 2006

22 City Council – September 18, 2006

City Council – October 2, 2006 (Second Reading)

24 Subcommittee Chair Mary Hanrahan made a motion to approve the document with the
26 final changes.

Board member Davis seconded the motion to approve the North Goliad Historic District
28 Guidelines.

30 **Approval of the North Goliad Historic Guidelines by a vote of 6-0 (Potts Absent).**

32 **DISCUSSION ITEMS**

34 **Miscellaneous discussion of Historical District issues**

36 The Board discussed of adding other historic properties into the district.

38 The Board discussed holding a Town Hall meeting with the property owners located within
the North Goliad Historic District on August 3, 2006, at 7:00 p.m.

40 Board member Mary Hanrahan made a motion to hold a Town Hall meeting with the
42 property owners located within the North Goliad Historic District on August 3, 2006,
at 7:00 p.m. and have a maximum of three (3) Board members present.

44 Board member Holcomb seconded the motion to hold a Town Hall meeting with the
property owners located within the North Goliad Historic District on August 3, 2006,
46 at 7:00 p.m. and have a maximum of three (3) Board members present.

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ADJOURNMENT

- 2 There being no further business, the meeting was adjourned at 7:30 p.m.
- 4 These minutes were approved on August 17, 2006.

**Historic Preservation Advisory Board Meeting
August 17, 2006**

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CALL TO ORDER

The meeting was called to order by Pittman at 6:30 p.m. with the following members present; Ramsay, Holcomb, Davis, Russo, Potts, and Hanrahan.

Approval of Minutes for the July 20, 2006 meeting.

Board member Hanrahan made a motion to approve the minutes of the July 20, 2006 meeting.

Board member Holcomb seconded the motion to approve the minutes of the July 20, 2006 meeting.

Approval of the minutes for the July 20, 2006 meeting by a vote of 6-0 (Potts Abstained).

Chairperson Pittman introduced the next agenda item.

ACTION ITEMS

Z2006-016: A zoning change application for 105 Olive has been submitted by Brian Ryan requesting a change in zoning from SF-7 to GR. The subject site is located east of the Land Headquarters (zoned GR) and north of the Square (currently zoned GR). The adjacent property to the east is zoned SF-7 and is currently vacant and undeveloped. The subject site is currently located with the "Old Town Rockwall Historic" District and is identified in the historic survey as a "High Contributing" property. The house is one of only two examples in the City of Rockwall of the "Flying Bungalow" style which gained its popularity in the 1920s and 1930s in California.

Mr. Ryan currently owns a project management business and leases office space within the city. The applicant has filed this application in an effort to convert the subject property into a professional office while restoring the property back to its original condition. This property is directly across the street from the northern boundary of the proposed new Downtown Zoning District. Staff feels that the rehabilitation and preservation of this historic home to a use that will functionally work with the overall concept of the Downtown District warrants consideration of the GR Zoning District. This zoning provides the flexibility and the incentive for the preservation of this property in addition to being a continuation of similar zoning from the west and the Downtown District to the south.

Board member Hanrahan asks what the surrounding lots are zoned. Staff answers that the properties to the east are zoned SF-7, the property to the west is zoned GR and the properties along North Goliad are within PD 50.

Chairperson Pittman asks if this property will be taken into PD 50, to which Staff answers no.

2 Board member Ramsay asks if another house could be built on the lot. Staff answers that
4 something could be built there but that because it is in the historic district it would be
subject to review by the HPAB.

6 The applicant, Brian Ryan, gives an explanation of his plans for renovating the property,
8 which will put the house back to its original state. Ryan states that because the costs
involved are so high with this project, he would like the change the zoning to "GR" in order
10 to increase the incentive for taking on such a project. He explains that they are currently
working to stabilize the house because all the main supports are rotted out and it house
12 itself is sunk down into the ground. He state that they are also working to repair and
replace the wood windows. They are proposing to use the same bring currently on the
house. His proposed finish date is in 12 weeks.

14 Chairperson Pittman asks if they anticipate making any exterior changes.

16 Mr. Ryan responds the he only intends to restore the house to its original state and not to
18 make any changes.

20 Board member Hanrahan asks how many square feet of the house will be office.

22 Mr. Ryan answers that the whole house (2280 sq. ft.) will be used for office uses.

24 Board member Hanrahan asks if Residential Office zoning district had been considered
instead.

26 Mr. Ryan states that General Retail zoning will better allow him to use the property in the
28 future, but that the use would not change from a professional field.

30 Board member Russo makes a motion to approve Z2006-016 with staff conditions.
Board member Hanrahan seconds the motion to approve.

32 **Approval of Z2006-016 by a vote of 6 to 1 (Ramsay against)**

34 **PUBLIC HEARING ITEMS**

36 **H2006-005: Hold a public hearing and consider a city initiated request for the**
38 **adoption of the North Goliad Historic District, including Design Review Guidelines,**
40 **and take any action necessary. The area is zoned (PD-50) Planned Development and**
42 **(GR) General Retail District and is situated along North Goliad, south of Live Oak**
44 **Street and North of Interurban, containing approximately 21.29 acres of land. A**
portion of the proposed district is also located within the Old Town Rockwall
Historic District.

46 In June of 2005, the City Council directed staff by a vote of 6-0 to work with the Historic
Preservation Advisory Board in the creation of a North Goliad Historic District. Over
48 the past year staff, the Historic Preservation Advisory Board and the HPAB
subcommittee have worked on creating and finalizing the proposed guidelines for

the District.

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All the properties located within the proposed district are currently zoned PD-50 (Planned Development No. 50) or General Retail district. All the properties that are located along the east side of North Goliad are currently within the existing Old Town Rockwall Historic District and 925 North Goliad is a landmark property. The existing guidelines for the "Old Town Rockwall Historic District" are intended to be residential in nature and do not provide the applicant seeking a Certificate of Appropriateness or the Historic Preservation Advisory Board with the proper direction concerning this type of Historic district.

The North Goliad corridor is continuing to change from a single family area to a professional office district. Staff feels that as the properties convert to non-residential uses, the historic single-family character that identifies the North Goliad corridor should be preserved.

A North Goliad Historic District Town Hall meeting was held on August 3, with citizens, staff and three Board members. Staff sent a copy of the guidelines out to each property owner located within the District prior to the meeting. At the meeting, staff briefly explained the proposed guidelines and then took questions and comments from the audience. The following are a list of concerns raised by those property owners and citizens that were present:

1. Availability and expense of using historic materials instead of existing aluminum siding that many properties currently have.
2. Added step to an already bureaucratic permit process.
3. Concern of residents that still live on North Goliad about more properties converting to non-residential uses.
4. Allowing front-yard parking for non-residential uses.
5. Lower than adequate security lighting levels.
6. Expanding the uses allowed within PD-50 and relaxing the zoning restrictions.

Board member Potts asks if the board needs to respond to the six issues raised by the property owners. Staff responds that we are only relaying these concerns, and that no response is necessary.

Chairperson Pittman gives a short speech about the intentions of the proposed guidelines.

Chairperson Pittman opens the public hearing.

Doug Hall of 601 N. Fannin St. address the board and states that he read the design review guidelines, plans to use them to preserve his home, and is supporting the adoption of the guidelines.

Carol Findley, Land Headquarters, of 404 N. Goliad St. address the board and states that she does not understand why her property is designated as historical because it was built in the 70's.

Chairperson Pittman discusses with Ms. Findley that a home is designated as historical

2 after 50 years, that this property is us a unique ranch house that was prominent in
the 50's and 60's and that across the country people are preserving this type of
house.

4
6 Ms. Findley states that she does not wish to be a part of the North Goliad Historic District
because when she wishes to expand and update her business in the future, these
guidelines will be too restrictive.

8
10 Board member Potts explains that the proposed guidelines will serve as a guide and is not
intended to be restrictive to those who want to improve their property.
Chairperson Pittman closes the public hearing.

12
14 Board member Hanrahan makes a motion to adopt the North Goliad Historic District
Guidelines.

16 Board member Davis seconds the motion to adopt the North Goliad Historic District
Guidelines.

18 **Approval of the North Goliad Historic Guidelines by a vote of 6-1 (Ramsay Against).**

20 **DISCUSSION ITEMS**

22 **Miscellaneous discussion of Historical District issues**

24 Chairperson Pittman inquires about the property at 925 N. Goliad St., and states that a C
of A was never requested. Staff plans on getting in touch with the owner.

26
28 Chairperson Pittman states that the property on Hartman St. is for sale again.

30 Board member Davis inquires about the church. Both Staff and Chairperson Pittman
discuss that they have been contacted by preservation grant writers.

32 Chairperson Pittman discusses the growing support for a Main Street Program, and
proposes that board members start doing research to try to move that forward.

34 **ADJOURNMENT**

36 There being no further business, the meeting was adjourned at 7:30 p.m.

38 These minutes were approved on September 21, 2006.

**Historic Preservation Advisory Board Meeting
September 21, 2006**

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CALL TO ORDER

6

The meeting was called to order by Pittman at 6:30 p.m. with the following members present; Ramsay, Holcomb, Davis, Russo, Potts, and Hanrahan.

8

ACTION ITEMS

Election of Chair and Vice-Chair

12

Board Member Holcomb nominated Sherry Pittman for Chair-person

14

Board Member Potts nominated Ross Ramsay for Chair-person

Board Member Hanrahan nominated Sherry Pittman for Chair-person

16

Chair-person Pittman called for a show of hands - Sherry Pittman was reelected to Chair-person

18

Board Member Davis nominated Mary Hanrahan for Vice-Chair

20

Board Member Ramsay nominated Mark Russo for Vice-Chair

Chair-person Pittman called for a show of hands – Mary Hanrahan was elected to Vice Chair

22

Approval of Minutes for the August 17, 2006 meeting.

Board member Potts made a motion to approve the minutes of the August 17, 2006 meeting.

26

Board member Hanrahan seconded the motion to approve the minutes of the August 17, 2006 meeting.

28

PUBLIC HEARING ITEMS

Chairperson Pittman introduced the next agenda item and steps down.

32

Board member Hanrahan stands in as Chairperson, and introduces the next item, H2006-006.

34

36

H2006-006: A request for a Certificate of Appropriateness (C of A) by Michael Pittman for additions and renovations to the house located at 300 Munson Street (Eppstein Addition, Lots 7 & 8, Block D). The tract is zoned (SF-7) Single Family Residential and is located within the Old Rockwall Historic District and identified as a "High - Contributing Property." The applicant is proposing to enclose the east section of the wrap around porch to add a laundry room and an informal dining space. The window on the east side of the porch will be relocated to the north wall of the addition and the exterior door will be relocated to the east side of the addition. The applicant proposes to raise the roof pitch on the porch as the shingles are replaced, as well as rebuild the deteriorated porch railing and trim. The damaged siding is proposed to be replaced with hardi-board using the same reveal. The Old Town Rockwall Guidelines state that, "The existing building facade materials on a

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2 **building should be respected and not be changed or concealed by the introduction**
3 **of a different material". Staff feels that hardi-board is an expectable material if it**
4 **matches the existing siding in both size and appearance. The deteriorated window**
5 **trim is to be replaced with age appropriate trim. The addition of wood screens and**
6 **solar screening is also proposed. The additions and renovations would make the**
7 **home appear more as it did before the 1978 renovation. Mr. Pittman is planning on**
8 **beginning construction at the end of October. Estimated costs are \$15,000.**

9 **Staff recommends the width of the siding be determined before approval.**

10 Board Member Hanrahan opened the public hearing

11
12 The applicant, Mr. Pittman, addressed the board and gave an explanation of the damages
13 done to the house over time, and the reasons needed for restoration. Mr. Pittman presents
14 the proposed renovation plans, and stated that their overall goal is to achieve the look of
15 the house in its original state.

16
17 Board Member Potts asked about the type of solar screens being proposed.

18
19 Mr. Pittman answered that they will be using charcoal grey screens because they match
20 the originals.

21
22 Board Member Hanrahan asked if they plan to use the same boards that are currently on
23 the West elevation of the house.

24
25 Mr. Pittman answered that they do plan to use that same material all over the exterior of
26 the house.

27
28 Board Member Hanrahan closed the public hearing and calls for a motion

29
30 Board Member Davis made a motion to approve the C of A

31
32 Board Member Holcomb seconded the motion.

33
34 The motion was approved by a vote of 6 to 0 (Pittman Abstains).

35
36 **DISCUSSION ITEMS**

37
38 Discussion of the North Goliad Historic District Design Guidelines

39
40 Staff presented the issues and concerns the P&Z Commission had regarding the North
41 Goliad Historic District Guidelines as follows;

- 42 ▪ The contributing levels of certain properties within the district.
- 43 ▪ Accuracy of survey data (ambiguous)
- 44 ▪ The timing regarding the creation of the North Goliad Historic District in conjunction
45 with the widening of North Goliad (SH205)
- 46 ▪ Many of the houses located in the district may not be worth saving.
- 47 ▪ Consistency issues. Are these guidelines or standards?
- 48 ▪ Maintenance standards are not applicable to this document.

- 2 ▪ Definition of Applicable Structure and Applicable Property (200-ft. rule) are
confusing.
- 4 ▪ Listing of a Historic Preservation Officer without one being assigned by the City
Manager.
- 6 ▪ The difference between the guidelines regarding signage in the NGHD document
and the Sign Ordinance.
- 8 ▪ The document is too large with too many pages.
- 8 ▪ The document may be too restrictive.
- 10 ▪ The document seems to allow too much subjectivity.
- 10 ▪ Too much additional red tape in the permit process.
- 12 ▪ Limit the economic development along North Goliad (SH 205).
- 12 ▪ Two different types of documents. The existing Old town not as detailed and the
14 newer North Goliad being more detailed. Will the Old Town document be revised
and put heavier restrictions on the existing residents of the district.

16 The Board discussed the concerns and will continue to make changes to the North Goliad
Historic District Guidelines in the future.

18
20 Discussion of a plan for protecting the historic properties in the Downtown area, and the
possibility of a historic district or active land marking campaign was postponed until the
22 next meeting.

24 The Board decided to postpone this discussion item until the next meeting on 10/19/2006'

26 Historic Board training (Cotti)

28 Council Member Bob Cotti made an ethics training presentation to the Board about Historic
Preservation Advisory Board roles and responsibilities.

30 **Miscellaneous discussion of Historical District issues**

32 **ADJOURNMENT**

34 There being no further business, the meeting was adjourned at 8:30 p.m.

36 These minutes were approved on October 19, 2006.

**Historic Preservation Advisory Board Meeting
October 19, 2006**

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CALL TO ORDER

The meeting was called to order by Hanrahan at 6:30 p.m. with the following members present; Ramsay, Holcomb, Davis, Russo and Potts (Pittman Absent).

ACTION ITEMS

Approval of Minutes for the September 21, 2006 meeting.

Board member Holcomb made a motion to approve the minutes of the September 21, 2006 meeting.
Board member Potts seconded the motion to approve the minutes of the September 21, 2006 meeting.

Vice Chairperson Hanrahan introduced the next agenda item.

DISCUSSION ITEMS

Discussion of the North Goliad Historic District Guidelines

Further discussed the North Goliad Historic District Design Guidelines
The Board further discussed the concerns the Planning and Zoning Commission had about the N.G.H.D.G.

The Board reviewed the revised document that staff had prepared.

Vice Chairperson Hanrahan discussed and compared Galveston's Historic District guidelines, and their section on maintenance, to those struck out in the N.G.H.D.G.

Board Member Russo suggested that the definitions be moved to the back of the document or within an appendix.

Board members Ramsay, Russo, Holcomb and Hanrahan discussed the different pictures that could be used in the N.G.H.D.G.

Board member Potts pointed out that Galveston's Guidelines were able to put into six (6) pages what is in the North Goliad document's thirty one (31) pages.

Board members Potts and Hanrahan agreed that the document can be cut down.

The Board went through the document discussing it page by page, and by casual vote, they decided what to keep or remove.

2 **Discussion of Downtown Plan**

The Board discussed a plan for protecting historic properties in the Downtown area.

4 The Board choose to counter this item until they are able to look over the proposed zoning
for the area.

6

Miscellaneous discussion of Historical District issues

8

The Board discussed historic cemeteries and possible means of preservation.

10

ADJOURNMENT

12

There being no further business, the meeting was adjourned at 8:30 p.m.

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These minutes were approved on November 16, 2006.

**Historic Preservation Advisory Board Meeting
November 16, 2006**

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CALL TO ORDER

The meeting was called to order by Pittman at 6:30 p.m. with the following members present; Ramsay, Davis, Russo and Hanrahan (Holcomb and Potts absent).

ACTION ITEMS

Approval of Minutes for the October 19, 2006 meeting. (Pittman Abstained)

Board member Hanrahan made a motion to approve the minutes as corrected of the October 19, 2006 meeting.

Board member Davis seconded the motion to approve the minutes as corrected of the October 19, 2006 meeting.

The motion passes 4 to 0 (Pittman Abstained) (Potts & Holcomb Absent)

Vice Chairperson Hanrahan introduced the next agenda item.

PUBLIC HEARING ITEMS

H2006-007: Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from CJ Crow Devlp., INC for the building of a carport structure, located on a 0.16-acre, SF-7 residentially-zoned lot situated at 506 Kernodle Hartman (Farmers & Merchants; Lot 2; Block 6).

Mr. Spencer presented the staff report.

Board member Hanrahan opened the public hearing

Board member Russo asked applicant if there will be plans to convert the car port to a garage in the future.

Mrs. Crow did not know if future tenants or owners would plan to convert the car port.

Board member Hanrahan inquired about the pitch of the roof on the car port.

Mrs. Crow answered that the pitch would be as close to that on the house as possible.

Board member Hanrahan closed the public hearing and called for a motion.

Board member Ramsay made a motion to approve H2006-007 with staff recommendations.

Board member Davis seconded the motion to approve H2006-007 with staff recommendations.

The motion passes 4 to 0 (Pittman Abstained) (Potts & Holcomb Absent)

2 **DISCUSSION ITEMS**

4 **Discussion of the North Goliad Historic District Guidelines**

Further discussed the North Goliad Historic District Design Guidelines

6

Planning and Zoning Commission member Mike Lucas addressed the Board and made a proposal on behalf of the P&Z North Goliad Historic District Guidelines subcommittee that the document be tabled until the next meeting in order to give them time to make edits.

8

10

Board member Hanrahan disagreed with the proposal because of time issues.

12

Board member Davis asked Mr. Lucas various questions about what changes the Planning and Zoning Commission would like to see.

14

Board member Ramsay made proposal to go ahead and adopt the document and send it on to the Planning and Zoning Commission.

16

18

Board member Russo agreed with the option to wait another month and look at the P&Z edited version.

20

Board member Hanrahan asked what the time line would be if the document were postponed.

22

24

Mr. LaCroix answered that the final public hearing would be in March.

26

Board member Davis proposed to have the subcommittees meet together to work on the document to present in December in order to save time.

28

Mr. Lucas responded that he did not have any problem with that proposal.

30

Board member Ramsay volunteers Mary Hanrahan, Sherry Pittman and Mark Russo for NGHDG subcommittee.

32

34

All volunteered board members agreed to serve on the subcommittee.

36

Miscellaneous discussion of Historical District issues

38

The Board discussed possible hiring of Historic Preservation Consultant.

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ADJOURNMENT

42

There being no further business, the meeting was adjourned at 8:30 p.m.

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These minutes were approved on December 15, 2006.

**Historic Preservation Advisory Board Meeting
December 15, 2006**

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CALL TO ORDER

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The meeting was called to order by Pittman at 6:30 p.m. with the following members present; Holcomb, Davis, Russo, Hanrahan and Pittman (Potts absent).

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10 **ACTION ITEMS**

12 **Approval of Minutes for the November 16, 2006 meeting.**

14 Board Member Hanrahan made a motion to approve the minutes of the November 16, 2006 meeting.

16 Board member Russo seconded the motion to approve the minutes of the November 16, 2006 meeting.

18 The motion passes 5 to 0 (Potts Absent)

18

20 Chairperson Pittman stated that the items on the agenda were going to be discussed out of order.

22 Chairperson Pittman introduced the next agenda item.

22

DISCUSSION ITEM

24 The Board discussed establishing policy for bringing changes to the exterior of properties and signage for properties on North Goliad.

26

The Board discussed with the Building Inspections staff the ADA requirements.

28 Rick Sherer of the Building Inspections Dept. address the Board with the requirements for ADA compliance.

30

ACTION ITEMS

32

34 **H2006-005: Consider a city initiated request for the adoption of the North Goliad Historic District, including Design Review Guidelines, and take any action necessary. The area is zoned (PD-50) Planned Development and (GR) General Retail District and is situated along North Goliad, south of Live Oak Street and North of Interurban, containing approximately 21.29 acres of land. A portion of the proposed district is also located within the Old Town Rockwall Historic District.**

38

40 Chairperson Pittman asked Sub-Committee Chair Hanrahan what the subcommittee had decided about the proposed district. Sub-Committee Chair Hanrahan presented the following attachment.

42

44 The Board discussed the statement.

44

46 Board Member Hanrahan made a motion to approve the North Goliad Historic District Guidelines as they currently stand, and to include the P&Z recommendation as an attachment to the minutes.

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Board Member Russo seconds the motion.

2 The motion passed 5 to 0 (Potts Absent).

4 Chairperson Pittman introduced the next action item

6 **SIGN REVIEW FOR 802 N. GOLIAD - MIRROR MIRROR HAIR STUDIO**

8 Chairperson Pittman asked Staff about the difference in the dimensions on the drawing and attached paperwork.

10

Ryan responded that the sign had been reduced from 24 sq. ft. to 16 sq. ft. and that the dimensions on the drawing were correct.

12

Spencer added that the will would be approved based on the drawing.

14

The Board discussed MDO like wood material that was proposed on the sign and agreed that it was acceptable.

16

18 Board member Russo made a motion to approve the proposed sign.

Board member Holcomb seconded the motion for approval.

20

The motion passed 5 to 0 (Potts absent).

22 **DISCUSSION ITEM**

24 The Board discussed a plan for protecting historic properties in the Downtown area.

26 Mr. Cotti addressed the board with a presentation about protecting historic properties in Down town and stated that, "At the Council Retreat in early-December there had been discussion about the Downtown area and that the Council had decided that it does not wish the HPAB to pursue creation of a Downtown Historic District".

28

30

Mr. LaCroix discussed with the Board the Downtown plan and proposed demolition review process.

32

34 **Miscellaneous discussion of Historical District issues**

36 The Board discussed possible hiring of Historic Preservation Consultant.

The Board discussed the Methodist church windows and agreed to have an update at the next meeting.

38

The Board discussed the color paint on the house on Olive Street.

40

ADJOURNMENT

42

There being no further business, the meeting was adjourned at 8:30 p.m.

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These minutes were approved on January 18, 2007.