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MINUTES
HISTORIC PRESERVATION ADVISORY BOARD MEETING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
June 21, 2018
6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Chairman Nichols at 6:00 p.m. Board members present were Dick Clark, Maurice Thompson and Carolyn Francisco, Jay Odom, and Beverly Bowlin. Absent from the meeting was Board member Mike Mishler. Staff members present were Planning Director, Ryan Miller, and Senior Planner, David Gonzales.

II. CONSENT AGENDA

1. Approval of Minutes for the May 17, 2018 Historic Preservation Advisory Board meeting.

Board member Francisco made a motion to approve the consent agenda. Board member Thompson seconded the motion which passed by a vote of 6-0 with Board member Mishler absent.

Board member Mishler arrived to the meeting after the Consent Agenda was approved.

III. PUBLIC HEARING ITEMS

2. H2018-012

Hold a public hearing to discuss and consider a request for a Small Neighborhood Matching Grant from Rodney and Fran Webb for a Low-Contributing Property zoned Single-Family 7 (SF-7) District, situated within the Historic Overlay (HOV) District, addressed as 507 E. Rusk Street, further identified as Block 79, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.

Senior Planner, David Gonzales, gave a brief explanation of the request stating that the subject property is located at 507 E. Rusk Street and is recognized as a Low-Contributing Property and is located on the northwest corner of E. Rusk Street and N. Tyler Street. The applicants came before the Board last month requesting a Certificate of Appropriateness for changes to aluminum windows that they changed to windows and that request was granted. Additionally the applicants also requested a Small Matching Grant as well as a Building Permit Waiver which were also approved. There is a subsequent request the applicants are requesting because they will be painting the exterior of the home. They plan on painting the exterior white and additionally the front door indigo. Mr. Gonzales explained that although the property was going to be painted it would not require a building permit to be issued and therefore does not require a Certificate of Appropriateness however the Historic guidelines indicate that the color should be appropriate to the neighborhood and surrounding properties although approval of the colors is not required.

Mr. Gonzales went on to explain that The Small Neighborhood Matching Grants Program is an incentive to encourage small improvements or beautification projects for residential properties within the City's historic districts. This program provides matching funds of up to 50% of the total cost. For a residential property to be eligible for the Small Matching Grant Program, the property must be located within the Old Town Rockwall Historic District or the Southside Residential Neighborhood Overlay) District and must involve improvements to the outside of the property that are visible to the street. Based upon the applicant's scope of work, painting the exterior of the home would be eligible for the Small

58 Neighborhood Matching Grant. Properties classified as Low-Contributing shall be eligible
59 for a total grant amount of up to \$1,000.00. Based on the estimated valuation of \$5,500 for
60 the remodel/rehabilitation, the applicant is eligible for a total grant amount of \$1,000.00.
61 Should the request be approved, the Small Neighborhood Matching Grant funds would be
62 reduced to \$3,000.00.

63
64 Mr. Gonzales advised the Board that the applicant was present and available for questions
65 as well as staff.

66
67 Chairman Nichols opened up the public hearing and asked the applicant to come forward.

68
69 Rodney Webb
70 507 E. Rusk
71 Rockwall, TX

72
73 Chairman Nichols asked the Board for any questions from the Board for the applicant and if
74 anyone else in the audience wished to speak on the item there being no one indicating so
75 Chairman Nichols closed the public hearing and brought the item back to the Board for
76 discussion or a motion.

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78 Board member Clark made a motion to approve H2018-012. Board member Odom seconded
79 the motion which passed by a vote of 7-0.

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82 IV. DISCUSSION ITEMS

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

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86 Planning Director, Ryan Miller, stated that currently staff does not have any ongoing
87 historic projects.

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89 V. ADJOURNMENT

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91 Chairman Nichols adjourned the meeting at 6: 08p.m.

92
93 VI. WORK SESSION

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95 ✓ Historic Preservation Advisory Board (HPAB) Work Session

96 A work session will be held in the City Council meeting room immediately following the
97 adjournment of the June 21, 2018 Historic Preservation Advisory Board (HPAB) meeting for the
98 purpose of holding a training session with the CLG Coordinator of the Texas Historical Commission
99 (THC).

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101
102 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE
103 CITY OF ROCKWALL, TEXAS, THIS THE 19 DAY OF July 2017.

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106 
107 DANIEL NICHOLS, CHAIRMAN

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109 
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111 ATTEST: LAURA MORALES, PLANNING COORDINATOR