

**Historic Preservation Advisory Board Meeting
January 15, 2009**

CALL TO ORDER

The meeting was called to order by Sherry Pittman at 6:00 p.m. with the following members present; Mark Stubbs, Jeff West, Darlene Singleton, Sandi Whitley. Ron Harper and Tony Hayes were absent.

Additionally, the following staff members were present: Robert LaCroix, Chris Spencer, David Gonzales and Irene Hatcher.

APPOINTMENTS

- Appointment with the Planning and Zoning Chairman to discuss Administrative Certificate of Appropriateness (C of A) process and take any action necessary.

Chairman of the Planning and Zoning Commission, Bill Bricker, introduced himself.

Chairman Bricker stated that

Chairman Bricker explained the reasons that the Planning and Zoning Commission and the City Council are hearing that people do not want their property to be designated historic. He stated they feel that there are too many hoops to jump through for them to make any changes to their own property.

Chairman Bricker stated that the P&Z and the building owners feel that a replacement of an in-kind window or replacement of a door that they can prove through documentation is historically correct, should only require a Certificate of Appropriateness that is administratively approved at staff level.

Chairman Bricker stated that he does not look at the people and their needs. He stated what he looks for is what is right for the property. Chairman Bricker stated that he thinks, and the Planning and Zoning Commission supports, that this small change would have taken away all of the objections at the previous hearing.

Chairman Bricker stated that the P&Z supported the things that the Historic Board wanted marked historic on the square. Chairman Bricker went on to say that some of these issues have kept us from getting done what the P&Z and Historic Board wanted to get done.

Chairman Bricker stated he has asked the P&Z to look at making this change. He stated that the P&Z and he are in support of it and he is hoping to get the support of the Historic Board so it can go to Council and enact this new process.

There were no questions of Chairman Bricker from the board members.

2 Board member Pittman explained the history of the Certificate of Appropriateness.
Board member Pittman further explained that people used to be notified of any
4 changes within 200 ft, and that does not happen anymore. She inquired of LaCroix
whether the application for a Certificate of Appropriateness is still advertised.
6 LaCroix stated it is not advertised, but it is posted at City Hall. Board member
Pittman stated that that is another change that has occurred since the process has
8 began.

10 Board member Pittman explained that she does not have a problem with staff
approving minor things and things that are easily reversible. She stated she has a
12 major problem with changing a window without coming before the historic board for
approval because it could change the historic value of that property.

14 Board member Pittman asked for clarification of the wording in the ordinance.
16 LaCroix stated that the wording for this change was taken from McKinney's
ordinance. He stated the only thing they have added is that the owner would have
18 to prove what is historically correct for that window or that door with documentation
or pictures and staff should be able to administratively approve that change and not
20 have to go through a process.

22 Board member Pittman stated she will point out again that in McKinney the
preservation officer has a Masters in historic preservation and many, many years of
24 experience. She stated that we do not have that advantage. Board member
Pittman stated that staff would be making a judgment call just like the board.

26 LaCroix stated staff has years of experience. He stated that they do not have a
28 Masters degree in historic preservation, but reiterated if there is anything requested
that is questionable, that would still be brought to the Historic Board. This is for
30 minor changes that can be proven it was being brought back to the correct historic
period.

32 LaCroix gave the example of the Hall building and the reasons that were given why
34 Mr. Hall did not want it to be landmarked. Board member Pittman stated that she
objected to the way the guidelines for his building were written. She stated it
36 appeared the way it was written that he needed to keep the glass block and she
feels like it needs to go.

38 LaCroix stated that Mr. Hall stated he did not want to have to go through the
40 process of having to go to the board and be told what he can and cannot do to his
own building. Board member Pittman commented if everybody had that attitude,
42 there would not be much left of historic Rockwall or historic properties in general.

44 LaCroix stated that there are other properties we may want to landmark. He stated
making this change could make it easier to get the property owners on board with
46 being landmarked.

2 Chairman Bricker clarified the Hall case. He stated that Mr. Hall's feelings are that
4 he knows better what his building has been throughout history than anyone on the
board and he does not want to ask anyone for permission to do anything.

6 Board member Pittman asked for clarification on how a historic window can be
8 replaced without losing the charm of the wavy glass? Chairman Bricker stated a
person could either have one constructed or replace it with one from another
10 building of the same time period.

12 Chairman Bricker stated that not all windows were built on site. He stated if the
14 windows are not the same materials, they would be considered a substitute and
they would have to be approved by the Historic Board. LaCroix stated that his
thought is that people would be taking out inappropriate windows and replacing
16 them with the correct historic window.

18 Board member Pittman stated she supports minor exterior alterations, but she does
not consider window replacement and additions minor. LaCroix stated that an
20 addition would be something to the rear of a house and not seen from the street.
Board member Pittman stated that an addition to somebody's home can impact the
22 value of that home and everything around it.

24 Board member Pittman asked for an opinion from the rest of the board.

26 Board member Whitley stated she is struggling with this. She stated that when you
give this away, you cannot ever take it back. She stated that she is confident that
28 this staff knows at least as much as she does about historic preservation, but she is
concerned about what this might look like in the future with a different staff. She
30 stated that she feels the spirit and intent of staff is good, but she is concerned about
the future.

32 Board member West stated that he understands the standpoint of the property
owner. He stated his concern is that there may be less involvement from the
34 property owners if there are more restrictions placed upon them. He stated that it is
tough because we want to make it easy for them to do things and yet we still want
36 to have some restrictions. He stated that it is a fine line.

38 Board member Whitley inquired whether this is an all or nothing approval. LaCroix
stated that the P&Z has initiated this. He stated that Mr. Bricker is here tonight to
40 tell the Historic Board that the P&Z is going to recommend this change go to
Council. Board member Whitley asked if the windows being included is a make or
42 break deal. LaCroix stated that the Historic Board can make their recommendation.
He stated that he would take that back to the Planning and Zoning Commission and
44 tell them what you said and then they will take that to Council.

46 Board member Pittman stated that it should be worded that any minor changes that
can easily be changed. Board member Pittman stated windows and doors are not
48 minor.

2 Chairman Bricker stated the P&Z felt like we failed with the Hall building. He stated
4 he does not feel that historic preservation has anything to do with who owns the
6 property. He stated it is the building itself and that is why it is protected. Chairman
8 Bricker stated that, at the P&Z level, they wanted the Historic Board's input. He
stated that if the Historic Board has any changes to the proposal, they would like to
review those. He further stated that the P&Z is intent on moving forward with this to
make some changes to get our objectives accomplished.

10 Board member Pittman stated in the past she and Chairman Bricker have
12 disagreed. She stated that the Historic Board had North Goliad in the historic
district and Chairman Bricker wanted it out. It is out.

14 Board member Pittman stated the plan was to do landmarking on the square. She
16 further stated that only one has been lost. She stated she does not consider that a
18 great loss. Board member Pittman stated every other landmarking that was tried on
both North Goliad and the square was fine. She stated had it been owned by
somebody else, the Council may not have sided against us.

20 Chairman Bricker inquired which other property was landmarked against the
22 objections of the owner. Board member Pittman stated that they do not ever win
24 against the objections of the owner, but of all of the properties they have tried to
landmark that is just one that did not make it. She stated she is amazed that there
is that good of a record. She stated she does not view it as a failure.

26 Chairman Bricker stated the P&Z wanted their input. He stated the P&Z will not
28 make the decision. He stated that it will go to Council and they can make their
30 decision to either accept this as proposed or some modified version. He stated the
Hall building is not what brought this up. He stated the Hall building is just what
triggered action.

32 Board member Pittman inquired as to what the next step is. LaCroix stated that no
34 action is necessary. He stated the Historic Board can, in whole or in part, agree or
36 disagree and that will be reported back to the Planning and Zoning Commission.
He stated if they wanted to make a recommendation on portions of it, they will take
that back to the Commission.

38 Board member Pittman and LaCroix listed the properties that have been
40 successfully landmarked. LaCroix stated that the concern is now that a precedent
42 has been set that if the owner does not want the landmark designation then it will
make it more difficult from a political standpoint to landmark the property.

44 Board member Pittman stated that is why the Historic Board was not in favor of
46 landmarking. She stated they wanted a district instead. LaCroix stated that is why
they did the survey. He stated the survey came back that this is not the time to do a
district until there is the appropriate number of properties to qualify.

2 Board member Pittman stated she would support staff approval of minor changes
4 that are easily reversible. She further stated she does not feel that doors and
windows fall into that category.

6 Board member Singleton stated she agrees with Board member Pittman. She
8 stated if the change was made stating, "Minor exterior alterations that are easily
10 reversible" she would be fine with the change. Board member Whitley stated she
agrees with the doors and windows and asked Chairman Bricker if that is an
important paragraph for this agreement.

12 Chairman Bricker stated he cannot speak for the entire Commission. He stated the
14 Historic Board should send their recommendation. He stated the P&Z want to hear
what they have to say. He said they can evaluate if the doors and windows are
important to them.

16 Chairman Bricker stated to the Board, in his opinion, he does not think that waiting
18 is going to benefit them in getting historic designations. He stated this is the time to
do what they want because when the Uptown Project starts and the road is finished,
20 the developers are going to come in and they are not going to wait for landmarking
to take place.

22 LaCroix stated he is hesitant saying, "Minor changes that are easily reversible." He
24 stated that that is something where the staff would have to make a judgment call
and he would prefer that the board say exactly what are minor changes.

26 Board member Pittman stated she does not think of an addition on a house as
28 easily reversible. LaCroix said that he has heard that many, many times in the past
with this board. He stated he is not arguing the point about it being an addition, but
30 stated he has heard that before.

32 Board member Pittman stated that an addition can affect the value of the
34 surrounding properties and that is her concern with it. LaCroix stated those things
would also fall under other codes anyway, such as, building codes. Board member
36 Pittman stated she does not have a problem with accessory buildings because that
is not adding on to a historical house and covering up windows and replacing things
that would diminish the value.

38 Board member Whitley stated that part of the problem is the perception of what the
40 Historic Board does. She stated if the perception is that they are here to make your
life difficult, that is a PR problem. She stated the Board is here to try to preserve
42 what everyone holds dear.

44 **Board member Whitley made a motion to recommend moving forward with an**
46 **Administrative Certificate of Appropriateness (CofA) process with the**
48 **exclusion of the phrases beginning with "Replacement of Doors and Windows**
Consistent with Original Architectural Design and Façade and "Additions and
Changes Not Visible From Any Street to the Rear of the Main Structure to Any

Accessory Structure.

Board member West seconded the motion.

A vote was taken. The motion passed by a vote of 4-0. (Singleton abstained)

DISCUSSION ITEMS

- Discuss the creation of a Neighborhood Preservation Overlay (NPO) District for the area north of Williams Street, east of Fannin Street, & south of Heath Street and take any action necessary.

Spencer stated these are brought before the Board to make sure that the boundaries are what was discussed and what the Board had in mind. Spencer stated that we would request that someone from this Board attend the Council meeting to be available to answer any questions that may come up.

Board member Pittman asked if the Wallace lot is in the district or not. Spencer said he would have to verify whether it is or not.

Spencer asked if the boundaries are correct and stated that this will come before the City Council on Tuesday night. Spencer restated that someone from this Board should attend the Council meeting to answer any questions that may come up.

Board member Pittman asked if notices have been sent out. Spencer stated no notices have been sent out yet. Board member Singleton asked if the proposed name is going to be brought up at the Council meeting. Spencer stated that the name is going to be included in the presentation to Council.

Board member Pittman stated that it does not look like anyone has any objections. She stated the boundaries look clean and stated that it looks good.

ADDITIONAL DISCUSSION ITEMS

- Discuss procedures for designating Historic Trees and take any action necessary.

Spencer stated Andy Hesser would be the lead person. He stated that Andy Hesser has a good deal of experience in dealing with tree preservation. Spencer explained in detail the criteria and how they came to it.

Board member Pittman stated she is pleased with the qualifications for the tree preservation.

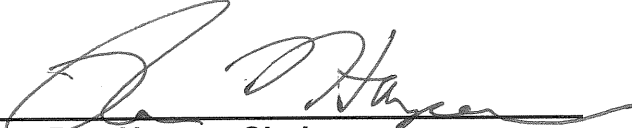
- Receive status update on City of Rockwall Main Street Program.

Spencer gave his update regarding his three days in Georgetown discussing the Main Street Program.

2 **ADJOURNMENT**

4 There being no further business, the meeting was adjourned at 7:16 p.m.

6 **PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY**
8 **BOARD OF THE CITY OF ROCKWALL, Texas, this 28 day of April,**
10 **2008.**

10 
12 **Ron Harper, Chairman**

14 
16 **ATTEST:**

**Historic Preservation Advisory Board Meeting
April 16, 2009**

CALL TO ORDER

The meeting was called to order by Ron Harper at 6:00 p.m. with the following members present; Mark Stubbs, Tony Hayes, Sherry Pittman and Darlene Singleton. Sandi Whitley and Jeff West were absent.

Additionally, the following staff members were present: Robert LaCroix, Chris Spencer and Irene Hatcher.

- **Approval of Minutes** for the December 18, 2008 meeting

Board member Singleton made a motion to approve the minutes for December 18, 2008. Board member Pittman seconded the motion.

The minutes were approved by a vote of 3-0. (Harper Abstained)

- **Approval of Minutes** for the January 15, 2009 meeting

Board member Stubbs made a motion to approve the minutes for January 15, 2009. Board member Singleton seconded the motion.

The minutes were approved by a vote of 3-0. (Harper Abstained)

Chairman Harper introduced the Public Hearing Items.

PUBLIC HEARING ITEMS

- **(H2009-001)**
Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Peg Smith for the addition of a roof structure on an existing porch located in the rear/side yard at 602 Williams Street (B F Boydston Block E 1/2 121, Lot A, 0.907-Acres). 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."

Spencer stated that the applicant, Peg Smith, is requesting a Certificate of Appropriateness (CofA) to cover an existing porch with a roof structure.

The existing porch is a two-foot high elevated porch constructed of concrete and located on the southeast corner of the house (along Clark Street). Currently a portion of the porch is covered by green, fabric awnings attached to the existing exterior wall of the main house (see attached photos).

The applicant is proposing to cover the existing porch in its entirety (394 sq. ft.) with the proposed roof structure. The proposed roof will be attached to the existing main house just below the roof line on both the east and south elevations having a 1½ to 12 pitch. The roof will also be supported by proposed 12" x 12" decorative columns

2 spaced at 8'5 ½" on center and 2" x 6" roof rafters spaced at 24" on center.

4 The roof will be comprised of standard roof decking and finished in standing seam
6 copper matching the existing copper found on portions of the main house. The
decorative columns are 6'8" high fluted columns matching the existing columns
found on the front porch of the main house.

8 The proposed addition appears to be within the design scheme of the existing main
10 house (Colonial) without trying to imitate the original construction. The height,
12 materials and massing of the main house are respected by the proposed roof
structure. The construction methods of the proposed roof structure would allow for
its removal with minimal impact on the main house if ever necessary.

14 Staff Recommends approval of the request with the following conditions:
16 The proposed materials match the existing house in composition and color.

18 Public hearing was opened at 6:07 pm.

20 Ms. Smith, 602 Williams Street, stated she would like to have a covered porch. She
22 stated that she feels good about the architectural drawings and is requesting
approval of the request.

24 Board member Pittman stated she thinks it is a wonderful addition. Ms. Smith
26 stated this is phase one in her project. She stated she would eventually like to have
steps coming down into her lawn. She further stated that phase two will be to put in
a swimming pool.

28 Public hearing was closed at 6:10 pm.

30 **Board member Pittman made a motion to Approve H2009-001 a request for a**
32 **Certificate of Appropriateness (CofA) from Peg Smith for the addition of a**
34 **roof structure on an existing porch located in the rear/side yard at 602**
36 **Williams Street (B F Boydston Block E 1/2 121, Lot A, 0.907-Acres). 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."

38 **Board member Stubbs seconded the motion.**

40 **It was voted on and passed 5 to 0.**

- 42 • **(H2009-002)**
44 **Hold a public hearing and consider a request for a Certificate of**
46 **Appropriateness (CofA) from Robert and Rita Norbury for a deck/patio located**
in the rear yard of 408 Munson Street St (Eppstein, Block A, Lot Pt of 4 5 6).
The tract is zoned (SF-7) Single Family district and identified as a "Medium
Contributing Property".

2 Spencer stated that the applicants Robert and Rita Norbury have submitted a
4 Certificate of Appropriateness application for a deck/patio located in the rear yard of
408 Munson Street St (Eppstein, Block A, Lot Pt of 4 5 6). The tract is zoned (SF-
7) Single Family district and identified as a "Medium Contributing Property".

6
8 The applicant is proposing to construct a new wood deck attached to the rear
(south) wall of the existing house. The deck is shown to be constructed of 4" x 4"
wood post and 2" x 8" floor joist with a height of 2-feet above the finish floor.
10 Included with the construction of the deck is a railing system that is 36" above the
floor of the proposed deck.

12
14 The applicant is proposing to use cedar flooring, with hardiboard skirting and wood
railing. The proposed exterior materials are consistent with the exterior materials
for the existing house. Staff feels the exterior materials for the proposed deck
16 should be compatible with the existing home as defined in section III. BUILDING
STANDARDS, C. Building Façade and Materials, 6.

18
20 "Materials, structural and decorative elements and the manner in which they are
used, applied or joined together should be typical of the style and period of the
existing structure. New additions, alterations and new construction should be
22 visually compatible with neighboring historic buildings or structures."

24
26 The deck appears to meet all the requirements of the Single-Family (SF-7) zoning
district. The applicant must obtain a building permit from the City of Rockwall
Building Inspections Department prior to construction.

28
30 Staff Recommends approval of the request with the following conditions:
Applicant to verify size of the existing and proposed hardiboard prior to issuance of
a building permit.
32 Applicant to verify size of balustrades and wood railing prior to issuance of a
building permit.
34 Wood railing to be painted to match the trim color found on the front porch of the
existing house.

36 Public hearing was opened at 6:16 pm.

38
40 Mr. Norbury, 408 Munson Street, stated that they enjoy sitting outside. He stated
this would be a great place to enjoy the yard.

42
44 Board member Pittman stated that she would like to compliment him on the garage
he added. She stated that the garage is the perfect size for the house and it looks
wonderful. Board member Pittman stated that she is concerned about the settling
of the house and having the poles of the porch being attached directly to the house.
46 Mr. Norbury stated that the boards will be next to the house, but not actually
attached to it.

48 Public hearing was closed at 6:18 pm.

2 Board member Pittman made a motion to Approve H2009-002 a request for a
4 Certificate of Appropriateness (CofA) from Robert and Rita Norbury for a
6 deck/patio located in the rear yard of 408 Munson Street St (Eppstein, Block
A, Lot Pt of 4 5 6). The tract is zoned (SF-7) Single Family district and
identified as a "Medium Contributing Property."

8 Board member Hayes seconded the motion.

10 It was voted on and passed 5 to 0.

12 **DISCUSSION ITEMS**

14 • **(H2009-003)**

16 Discuss and consider a request by Breean Nugent of Bin 303 for approval of
18 an attached lit wall sign and a detached free-standing sign located on a 0.72-
20 acre tract zoned (GR) General Retail district and currently known as Lot 1,
Block 1, Bin 303 Addition, situated within the Old Town Rockwall Historic
District and located at 105 Olive Street, and take any action necessary.

22 Spencer stated the applicant, Breean Nugent of Bin 303, has applied for a
24 commercial sign permit for an attached lit wall sign and a detached free-standing
sign for the property at 105 Olive.

26 The attached wall sign meets all the requirements in the Unified Development Code
28 but requires that the Historic Preservation Advisory Board review permits for all lit
signs within the "Old Town Rockwall" Historic District. The sign is proposed to be
30 comprised of painted foam letters measuring a total of 88" long and 21" high. The
applicant has informed staff that the lights used to illuminate the sign will be located
32 in the roof soffit just above the sign. The light fixtures are proposed to be recessed
into the soffit and illuminate the back of the sign (similar to Zantas).

34 The detached free-standing sign meets all the requirements in the Unified
Development Code but requires that the Historic Preservation Advisory Board
36 review this permit for compliance with the requirements of the "Old Town Rockwall"
Historic District Guidelines. The sign is a single free-standing sign with one pole
38 support, measuring seven (7) feet in height and a maximum area of twelve (12)
square feet. The applicant has made no formal request for a lighted sign. All lit
40 signage shall be indirect with all support electrical equipment (conduit) buried and
no light spill over on to adjacent properties. A separate sign permit issued by the
42 Code Enforcement Department is also required. A separate building permit will be
required for any electricity to the sign for lighting.

44 Staff Recommends approval of the request with the following conditions:

- 46 1. A separate building permit will be required for any electricity to the sign for
lighting.

2 Hayes inquired whether there is a limit on the amount of wattage there can
4 be on the light to the sign. Spencer stated for an attached sign, there is no
limit on wattage, but the lighting has to be faced downward.

6 Board member Pittman inquired why other properties have been denied
8 when they wanted to attach anything directly to the building. LaCroix stated
it is allowed on this property because it is in General Retail (GR) zoning. The
10 requests that were denied were zoned Residential Office (RO).

12 Board member Pittman stated that she is uncomfortable approving attaching
a sign directly to the building.

14 LaCroix stated if the Board does not want to take action on this, we will just
16 consider it approved.

18 Breean Nugent, Bin 303. She stated her husband is the chef at Bin 303.
20 She stated that the majority of the tables are from reclaimed wood from the
house. She further stated they are doing everything they can to keep the
22 integrity of the house. She further stated she thinks having visibility from the
square will be beneficial to the business of the restaurant.

24 Board member Hayes stated that, although the attached sign causes him to
26 pause a bit, the visibility from the square is very important to the success of
the restaurant. Board member Stubbs stated that the mortality rate of
28 restaurants is high and if this will help them, we are better off having them
succeed than not succeed.

30 **Board member Stubbs made a motion to Approve H2009-003 a request by
Breean Nugent of Bin 303 for approval of an attached lit wall sign and a
32 detached free-standing sign located on a 0.72-acre tract zoned (GR) General
Retail district and currently known as Lot 1, Block 1, Bin 303 Addition,
34 situated within the Old Town Rockwall Historic District and located at 105
Olive Street, with staff recommendations.**

36 **Board member Hayes seconded the motion.**

38 **It was voted on and passed 5 to 0.**

- 40 • **Discuss guidelines and a neighborhood information campaign for a proposed
42 Neighborhood Preservation Overlay (NPO) District for the area north of
Williams Street, east of Fannin Street, & south of Heath Street and take any
44 action necessary.**

46 Spencer described the purpose of the Neighborhood Preservation District and
demonstrated through pictures what type of houses the neighborhood will consist
of. He stated that Certificates of Appropriateness will not be required and that this

2 will deal more with teardowns and new construction. Spencer further stated what
4 he has seen through his research, what is happening across the United States, is
6 that conservation districts and preservation overlays are good ways to protect areas
8 that may not be worthy, at this point, of becoming a historic district.

10 Spencer explained that a draft letter has been prepared by staff to be sent out to the
12 property owners if the Board decides to go in that direction. He stated that a town
14 hall meeting might be a good idea before we start zoning. He stated we should
16 explain to the property owners what a neighborhood preservation overlay district
18 means. Spencer explained the area that is being proposed for the overlay district
20 and explained what criteria was used to choose the particular area and the types of
22 houses that are included.

24 Chairman Harper asked for comments from the Board. Board member Pittman
26 stated her reservations regarding developing a Neighborhood Preservation Overlay
28 District. There was discussion regarding how she thought the property owners in
30 the proposed neighborhood would react to the proposed overlay district. Board
32 member Pittman stated she does not believe, at this point, that the property owners
34 will support such a district being developed.

36 LaCroix stated that this is coming out of this Board and Staff would like feedback on
38 what is appropriate to do in this neighborhood. Chairman Harper stated it is a great
40 memorandum prepared by Staff, but he is concerned that people are going to
42 question why the Board is doing this. Spencer stated this has more to do with new
44 construction and what is visible from the street. LaCroix stated that this is more to
46 keep people from coming in and buying up a couple of lots and building a big
mansion.

LaCroix stated that with the way the economy is right now, this may not be the time
for a new district to be established. Chairman Harper stated it is all in the
presentation. He stated that it is a good idea, but the Board has to think about
presenting it in a different manner.

After further discussion, Board member Hayes stated that his feeling is that the
Board should step back and educate the property owners a little bit and move
slowly. LaCroix stated that the Board may develop a survey letter stating questions
that they may answer. Questions such as; "Do you want to see your neighborhood
identified?" LaCroix stated that we could state how it would benefit them; such as,
special signs, et cetera.

LaCroix stated if the Board gives him the direction, Staff can put something together
to be approved by this Board to send to the property owners. He suggested that if
there is nothing but negative feedback, they will have to decide what they want to
do at that point. Chairman Harper stated that was a good idea.

- 2
- Discuss the start time and status of the May 21, 2009 regularly scheduled Historic Preservation Advisory Board meeting.

4 Spencer explained that there is going to be a combination Main Street training and
6 Town Hall meeting. Spencer stated that the Historic Preservation Board will want to
attend the training. Spencer stated that we should start the meeting at 5:30, so it
8 can be wrapped up in time to attend the training.


10 LaCroix stated that if everyone is going to show up, we have to post the meeting.
He stated that if nothing happens, then nothing happens.

12 **ADJOURNMENT**

14 There being no further business, the meeting was adjourned at 7:12 p.m.

16 **PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY**
BOARD OF THE CITY OF ROCKWALL, Texas, this 20th day of August,
18 **2009.**

20 
22 **Ron Harper, Chairman**

24
26 **ATTEST:** 
28

2 **Historic Preservation Advisory Board Meeting**
4 **August 20, 2009**

6 **CALL TO ORDER**

8 The meeting was called to order by Ron Harper at 6:04 p.m. with the following members present: Sherry Pittman, Darlene Singleton, Sandi Whitley and Jeff West.

10 Additionally, the following staff members were present: Robert LaCroix and Chris Spencer.

12 Board Member Pittman excused herself for the next hearing.

14 **PUBLIC HEARING ITEMS**

16 **H2009-004**

18 Hold a public hearing and consider a request by Janis Pittman & Mike Pittman, Jr. for approval of a Certificate of Appropriateness to allow for a 225 square foot accessory building, on their property known as Block 105A-1, B F Boydston Addition and located at 401 S. Clark Street, being approximately 0.74-acre zoned (SF-7) Single Family Residential district located within the Old Town Rockwall Historic District, identified as a "Low Contributing Property", and take any action necessary.

24 Spencer stated that the applicants, Janis Pittman and Mike Pittman, Jr. are requesting a Certificate of Appropriateness (CofA) to allow for a 225 square foot accessory building.

28 Spencer gave the background of the case. He stated that the original structure was larger than was allowed in SF-7 zoning. He stated that the applicant has been working with the Code Enforcement and Building Inspections Departments to bring the building into compliance. Spencer further stated that for any accessory structure in old town the applicant has to come in and request a C of A.

34 Spencer stated what materials were used to build the structure and stated that the applicant is working with building inspections to get those materials into compliance. Spencer stated that the accessory structure does not have to match the exterior of the house.

38 Staff feels that this is a judgment call for the Historic Preservation Advisory Board.

40 Public hearing was opened at 6:11 p.m.

42 Mike Pittman, Sr. spoke in favor the request and stated that if you Google round barns, you will see that farmers used whatever they had available to construct their barns.

46 Board Member Whitley inquired whether the structure was not meeting the
48 International Residential Code because of the material the applicant used or if there

2 are other issues that do not meet the code. Spencer stated that the two primary
4 reasons are one, that there was no inspection prior to the structure being built. And
6 two, the method of construction was not able to be monitored as it was being built.

8 He stated that during the construction, the inspectors would have looked at the size
10 of the structure, its location and the exterior cladding.

12 Board Member Whitley inquired of Mr. Pittman why he chose the method of
14 construction he did with the channel iron and the buckets. Mr. Pittman stated that
16 that was the method of construction before drywall was made.

18 Harper stated that he thinks it is great that Mr. Pittman brought back an old manner
20 on construction.

22 With no further comment, the public hearing was closed at 6:17 p.m.

24 Board member Harper made a motion to Approve H2009-004 a request by Janis
26 Pittman & Mike Pittman, Jr. for approval of a Certificate of Appropriateness to
28 allow for a 225 square foot accessory building, on their property known as Block
30 105A-1, B F Boydston Addition and located at 401 S. Clark Street, being
32 approximately 0.74-acre zoned (SF-7) Single Family Residential district located
34 within the Old Town Rockwall Historic District, identified as a "Low Contributing
36 Property."


38 **Board member Singleton seconded the motion.**

40 **It was voted on and passed 3 to 0. (Pittman Abstained)**

42 **ADJOURNMENT**

44 There being no further business, the meeting was adjourned at 6:20 p.m.

**PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY
BOARD OF THE CITY OF ROCKWALL, Texas, this 19th day of November,
2009.**

36 
38 _____
38 **Ron Harper, Chairman**
40 *Sherry Pittman*

42 **ATTEST:** 
44 _____

**Historic Preservation Advisory Board Meeting
November 19, 2009**

CALL TO ORDER

The meeting was called to order by Sherry Pittman at 6:06 p.m. with the following members present: Darlene Singleton, Sandi Whitley, Don Williams, and Joseph Barnes. Ron Harper and Jeff West were absent.

Additionally, the following staff members were present: Robert LaCroix, Chris Spencer and Irene Hatcher.

ACTION ITEMS

- Approval of Minutes for the May 21, 2009 meeting

Board member Singleton made a motion to approve the minutes for the May 21, 2009.

Board member Pittman seconded the motion.

The minutes were approved by a vote of 2-0. (Williams, Whitley and Barnes Abstained.)

- Approval of Minutes for the August 20, 2009 meeting

Board member Singleton made a motion to approve the minutes for the August 20, 2009.

Board member Pittman seconded the motion.

The minutes were approved by a vote of 3-0. (Williams and Barnes Abstained.)

Election of Chair and Vice-Chair

Board member Whitley motioned to postpone voting for Chair and Vice Chair.

Board member Pittman seconded the motion.

The motion was voted on and passed 5-0.

DISCUSSION ITEMS

- Historic Preservation Training and Orientation.

Spencer gave an overview of the duties of the Historic Preservation Advisory Board. Spencer talked about the downtown plan and gave a Power Point demonstration of the historic district. Spencer explained the downtown zoning and he talked about historic buildings in the downtown. Spencer talked about Downtown Development Standards.

2 Spencer explained the Downtown Residential Standards and described the recent
4 additions to downtown.

6 Spencer explained the difference between contributing and non-contributing
8 property. Spencer described a study that was done between 1999 and 2001
10 regarding contributing and non-contributing property in the historic district. Spencer
12 gave the background of the courthouse square and the survey of the properties.
14 Spencer showed pictures of some redevelopment that has been done in the historic
16 district on some historic properties. Spencer explained how property values are
18 affected by historic value.

- Historic Markers for Landmark properties.

14 Spencer listed other cities that have historical marker programs and explained how
16 they work. Spencer stated the companies that have been used by Rockwall's parks
18 department and that have been used in other cities. Spencer further talked about
20 the need of getting a quote locked in for historic markers.

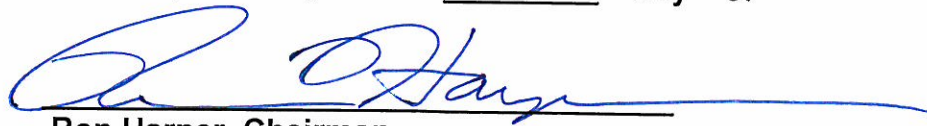
20 Board member Pittman gave some examples of where historic markers are already
22 displayed in the city and discussed where they were ordered. There was further
24 discussion regarding the content that should be put on the marker, its shape and
26 the type of mounting that should be used.

26 There was discussion regarding the purchasing of the plaques and any rules or
28 regulations regarding how it would be displayed. LaCroix stated he thinks the
30 markers are a good idea and should be followed through with.

30 ADJOURNMENT

32 There being no further business, the meeting was adjourned at 6:54 p.m.

34 **PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY**
BOARD OF THE CITY OF ROCKWALL, Texas, this 15th day of
April, 2010.

36 
38 Ron Harper, Chairman

40 ATTEST: 
42 _____
44
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