

**MINUTES**  
**Historic Preservation Advisory Board Meeting**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**January 16, 2014 @ 6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order by Board Member Tina Rowe at 6:00 PM with the following Board Members present: Patty Canup, Michael Keegan, Enid Reyes and Mike Mishler. Chairman Dick Clark and Board Member David Waller were absent. The staff members present at the meeting were Ryan Miller, Planning Manager and David Gonzales, Planner.

II. ACTION ITEMS

Board Member Tina Rowe asked if there was a motion concerning the minutes for the *November 21, 2013* meeting.

*Board Member Michael Keegan made a motion to approve the minutes for the November 21, 2013 meeting.*

*Board Member Enid Reyes seconded the motion.*

***The motion was approved by a vote of 4-0, with Board Member Mike Mishler abstaining from the vote.***

III. PUBLIC HEARING

Ms. Rowe introduced the first public hearing item, Case No. *H2014-001*, which was a request for a Certificate of Appropriateness (COA) by Charlie and Ginni Rickerson for the purpose of constructing a detached garage with guest quarters/secondary living unit, and two driveway's on a property identified as a Landmarked Property situated within the Historic Overlay (HO) District, zoned Single Family 7 (SF-7) District, and take any action necessary. The subject property is located at 109 St. Mary Street and is further identified as Lot A, Block 117 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, and take any action necessary.

Staff Member David Gonzales presented the case to the board stating:

*"The applicants, Charlie and Ginni Rickerson, are requesting a Certificate of Appropriateness (COA) for the construction of a detached garage that will include a secondary living unit, the addition of two new driveways, and replacement of the walkway leading to the front porch. According to the applicant's letter, it is their intent to build the detached garage based on the style of the primary structure. The homes' style was constructed as Folk Victorian in 1888, is known as the Jordan House, and is recognized locally as a Landmarked Property. In keeping with the historic integrity of the property, the detached garage (accessory building) will be composed primarily of a beveled (horizontal) six (6) inch wood siding, a steep sloped gabled roof with a staggered "shake" wall surface pattern on the façade, and decorative windows with the cornice and lintel matching the primary structures appearance. The garage door for the building will have the appearance of a carriage styled door, providing an historically relevant quality to the structure.*

*The proposed accessory building will be a two (2) story structure with an overall square footage of approximately 1,152 square feet and an overall height of 30.8 feet. The lower level will consist of a detached garage (accessory building) and will be approximately 576 square feet in area. The Unified Development Code (UDC) allows for one (1) detached garage in a residential district as long as it does not exceed 900 square feet in area or fifteen (15) feet in height, provided that it is located on the same lot as the residential use and that the exterior cladding contains the same materials, excluding glass, as found on the main structure and is generally in the same proportion. The area of the accessory building*

does not exceed the maximum square footage allowed; however, it does exceed the maximum height of fifteen (15) feet, therefore requires approval of a Specific Use Permit (SUP) by the Planning and Zoning Commission and the City Council.

In addition, the proposed accessory building will provide a "Guest Quarters/Secondary Living Unit" on the second floor. The applicant has submitted proposed floor plans for the accessory building indicating the upstairs living space to be 576 square feet, thereby not exceeding the maximum allowable area of 30% of the main structure (2738 sq. ft. X 30% = 821.4 sq. ft.). Under the Permissible Uses Section of the UDC, a guest quarters/secondary living unit requires approval of an SUP with the following conditions:

- Guest quarters or secondary living units may be allowed on a property in a residential zoning district provided it is ancillary to the primary use and that only one such facility is provided.
- The area of such quarters shall not exceed 30% of the area of the main structure.
- No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the Subdivision Ordinance.

Furthermore, the applicant intends to replace the deteriorating walkway that leads to the front porch with a herringbone patterned "brick" walkway. Also, the Rickerson's are proposing the addition of two (2) new driveways leading to the accessory building. One of the driveways will be located along the rear of the property and can be accessed from Barnes Street. The second driveway will be located along St. Mary's Street, which is considered a front entry drive and leads to the rear of the property. The building code requires the drive to be a minimum width of eighteen (18) feet. It is staff's opinion that an eighteen (18) foot wide front driveway may affect the characteristics of the Landmarked Property and therefore would not support the width of driveway as prescribed by the building code. However, an exception to the standards may be considered by the Historic Preservation Advisory Board under the UDC, Appendix D. The applicable sections of the Historic Preservation Guidelines, Section I, Driveways states that the driveway should not exceed a width of ten feet, the driveway may extend along the side of the residence or structure...to the rear yard, and that ribbon driveways are allowed if the paved ribbons are at least one foot wide, and no greater than two feet wide.

As you may recall, the Rickerson's were recently approved for a COA that allows for the restoration of the primary structure based on their goal of maintaining the historical integrity of the home. With this in mind, staff supports the applicants request for the proposed detached garage and guest quarters/secondary living unit given that the building will be compatible in height, materials, color, design and style of the primary structure. However, the front entry drive will remain a discretionary item for the HPAB members and a review of the allowances to these standards as noted should be considered during the process.

Staff supports the applicant's request, with the exception of the proposed front driveway width as noted in this report, for a COA pending conformance with the following conditions of approval:

- 1) The applicant will be required to obtain a building permit from the Building Inspections Department prior to the commencement of any work on the subject property;
- 2) Prior to the issuance of a building permit, submittal and approval of a Specific Use Permit to allow for the height of the accessory building to exceed the fifteen (15) foot height maximum;
- 3) Prior to the issuance of a building permit, submittal and approval of a Specific Use Permit to allow for the "guest quarters/secondary living unit" in conjunction with the detached garage (accessory building);
- 4) Any construction, building or demolition necessary to complete this request must conform to the requirements set forth by the Unified Development Code, the 2009 International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Ms. Rowe opened the floor up for questions of staff.

Mrs. Reyes asked for clarification concerning the request. Mr. Gonzales stated that the applicant was requesting to build a detached garage with a guest quarters and driveway.

Board Member Mike Mishler asked what the distance was between the side property line and the house where the driveway was being proposed. Mr. Gonzales stated that there was about 22-feet between the house and the property line.

Mrs. Reyes asked if there were any other properties within the Historic District that have been permitted to construct a ribbon drive. Mr. Gonzales stated that there are other properties that have ribbon drives and that historically it was permitted.

Staff Member Ryan Miller added that a ribbon drive generally has a lesser impact on the front façade of a home than a standard driveway, and that it can be used as a tool to maintain the historic nature of a property while adding present day utility.

Board Member Mike Mishler asked how the applicant intended on constructing the approach to the driveway. Mr. Gonzales stated he would defer to the applicant to answer that question.

Mr. Keegan asked for clarification concerning the construction of the garage and proposed living unit. Mr. Gonzales stated that the applicant would be required to submit for a building permit and that the plans would be reviewed against all applicable code requirements.

With there being no questions of Ms. Rowe opened the public hearing and invited the applicant to come forward.

Charlie Rikerson  
109 St. Mary's Street  
Rockwall, Texas 75087

Ms. Rowe asked the applicant what he preferred (i.e. a ribbon driveway or a full width driveway) the applicant stated that he preferred a full width driveway but felt that the ribbon drive would best maintain the historic look of the home. Mr. Rikerson asked how far back the board would expect the ribbon drive to go before he could pour a full width driveway for parking.

Ms. Rowe asked how wide the garage being proposed was going to be. Mr. Rikerson stated that it would be 24' x 24'.

Mr. Mishler stated that the garage would need a minimum of 20' – 25' in front of the garage to have a pad for parking.

Mrs. Reyes asked why the applicant was proposing to have a driveway off St. Mary's and off Barnes Street. Mr. Rikerson stated that the dual driveway would be for the guest quarters. Mr. Rikerson also stated that currently the parking on Barnes Street has prevented him from using the existing drive and that this would alleviate that problem.

Mr. Mishler proposed that the ribbon drive extend from the street to beyond the front façade of the home to reduce visibility and then it could widen out into a normal driveway. Mr. Rikerson stated that he would be agreeable with Mr. Mishler's proposal.

Ms. Rowe asked if the Planning and Zoning Commission will also make a recommendation concerning the driveways. Mr. Gonzales stated that the HPAB has the authority to approve the driveway by approving the Certificate of Appropriateness (COA), and that the Planning and Zoning Commission would only be looking at the Specific Use Permit (SUP) for the detached garage with living area and not the driveway.

Mrs. Canup stated that she preferred a ribbon drive but was concerned that it could present a safety issue in terms of traffic along St. Mary's Street.

There being no further questions of the applicant Ms. Rowe opened the floor up to additional speakers. With no one coming forward Ms. Rowe asked if there was any discussion amongst board members.

Ms. Rowe stated that she agreed with Mr. Mishlers early proposal that the ribbon drive should extend beyond the front façade of the home.

Mrs. Reyes concurs.

Mr. Mishler said that it was about 70-feet back from the property line.

There being no further discussion amongst the board members Ms. Rowe asked if there was a motion from the board.

*Board Member Tina Rowe made a motion to approve Case No. H2013-012 and to allow the applicant to construct a ribbon drive that extends 70 feet from the front property line back towards the proposed garage.*

*Board Member Patty Canup seconded the motion.*

***The motion was approved by a vote of 5-0.***

#### IV. DISCUSSION

Mr. Miller updated the board about ongoing projects and informed the board that staff has launched a new website for the HPAB. Additionally, staff is preparing a work session for the board in the coming months.

#### V. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:37 PM.

**PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 17<sup>TH</sup> DAY OF APRIL, 2014.**

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**DICK CLARK, CHAIRMAN**

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**ATTEST: RYAN MILLER, PLANNING MANAGER**

**MINUTES**  
**Historic Preservation Advisory Board Meeting**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**April 17, 2014 @ 6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order by Chairman Dick Clark at 6:05 PM with the following Board Members present: Michael Keegan, Tina Rowe and Mike Mishler. Board Members Patty Canup and Enid Reyes were absent. The staff members present at the meeting were Ryan Miller, Planning Manager and David Gonzales, Planner.

II. ACTION ITEMS

Chairman Dick Clark asked if there was a motion concerning the minutes for the *January 16, 2014* meeting.

*Board Member Michael Keegan made a motion to approve the minutes for the January 16, 2014 meeting.*

*Board Member Mike Mishler seconded the motion.*

***The motion was approved by a vote of 4-0.***

Chairman Clark then asked if there was any nominations for *Vice-Chairman*.

*Board Member Keegan made a motion to nominate Board Member Tina Rowe for the Vice-Chairman position.*

*Board Member Mishler seconded the motion.*

There being no further nominations Chairman Clark put the motion to a vote.

***The motion was approved by a vote of 4-0.***

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:08 PM.

**PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 15<sup>TH</sup> DAY OF MAY, 2014.**

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**DICK CLARK, CHAIRMAN**

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**ATTEST: DAVID GONZALES, PLANNER**

**MINUTES**  
**Historic Preservation Advisory Board Meeting**  
**City Hall, 385 South Goliad, Rockwall, Texas**  
**Council Chambers**  
**May 22, 2014 @ 6:00 P.M.**

I. CALL TO ORDER

The meeting was called to order by Chairman Dick Clark at 6:01 PM with the following Board Members present: Enid Reyes, Tina Rowe and Mike Mishler. Board Members Michael Keegan, Patty Canup and Glen Turbyfill were absent. The staff members present at the meeting were Robert LaCroix, Director of Planning and Zoning, and David Gonzales, Senior Planner was present at the meeting.

II. ACTION ITEMS

Chairman Dick Clark asked if there was a motion concerning the minutes for the *April 17, 2014* meeting.

*Board Member Tina Rowe made a motion to approve the minutes for the April 17, 2014 meeting.*

*Board Member Enid Reyes seconded the motion.*

***The motion was approved by a vote of 4-0.***

Chairman Clark introduced the first public hearing item, Case No. *H2014-002*, which was a request for a Certificate of Appropriateness (COA) from Steve Jackson to permit the modifying of the existing entry and enclose the existing patio area for a High Contributing Property situated within the Old Town Rockwall (OTR) Historic District, the Historic Overlay (HO) District, and zoned General Retail (GR) District. The subject property is located at 105 Olive Street and is further identified as Lot 1, Block 1 of the Bin 303 Restaurant Addition, City of Rockwall, and Rockwall County, Texas.

Staff Member David Gonzales presented the case to the board stating:

*The subject property is located at 105 Olive Street, and is recognized as a High Contributing Property. The primary structure on the property was constructed in 1932 utilizing the "Flying Bungalow" style of residential architecture that was popular through the 1920's and 1930's in California. The property was rezoned from a single-family use to a general retail use in 2006 and has operated as the Bin 303 restaurant since the restoration of the property.*

*The applicant is requesting a COA for the purpose of modifying the structure by extending the existing covered porch and waiting space on the front of the establishment and enclosing the existing east-facing patio with an air conditioned, glazed fenestration appearance, and using brick columns that match the existing structure. This covered area will replace the existing shed and patio roof with a gabled roof providing an additional articulated element. In order to enhance the ADA accessible ramp, the applicant will relocate the handicap parking spaces to the main or west parking area and will provide a new ADA ramp accessing the front covered porch area.*

*According to Section 6.2, Historic Overlay (HO) District, of the Unified Development Code (UDC), a COA is required for all "(a)iterations to the façade, including additions and removals that will be visible from a public street." The applicant has stated that the proposed changes are to be completed without affecting the overall historical aesthetics or the integrity of the property.*

*Based on the plans submitted, the proposed changes do not appear to impair the historical integrity of the property, and due to the applicants intent to maintain the historical aspects of the structure, staff supports the applicant's request. Should the Historic Preservation Advisory Board choose to*

*grant the applicant a COA then staff would recommend the following conditions of approval:*

- 1) *The applicant will be required to obtain a building permit from the Building Inspections Department prior to the commencement of any work on the subject property; and*
- 2) *Any construction, building or demolition necessary to complete this request must conform to the requirements set forth by the Unified Development Code, the 2009 International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

Mr. Clark opened up the floor to questions of staff.

Board Member Reyes asked if the two (2) parking spaces on the eastside of the property were going to be removed with the proposed addition. Mr. Gonzales indicated that they would remain.

With there being no questions, Mr. Clark opened the public hearing and invited the applicant to come forward on his behalf.

Steve Jackson  
Watermark Design, Build and Remodel  
PO Box 550129  
Dallas, Texas 75355

Mr. Jackson stated that the goal of the project is to provide more waiting area for the restaurant. Additionally, this will provide a temperature controlled waiting area. This project will also improve the ADA accessibility of the building.

Board Member Reyes asked for clarification on which how much of the porch would be covered. Mr. Jackson referred to the board to the floor plan that was provided within their packet. The proposed remodel will increase the amount of waiting area under roof.

Board Member Mike Mishler asked for clarification on the roof design of the structure, specifically relating to the "wings" architectural element incorporated into the roof design. The applicant stated that they would be conscious of the historically relevant architectural elements of the structure.

Chairman Clark inquired if the materials they were proposing to use would be the same or similar as the materials used on the primary structure. The applicant stated that they would be similar.

There being no further questions of the applicant Chairman Clark opened the floor up to comments from the public. With no one coming forward Chairman Clark closed the public hearing and opened the case up to discussion amongst the board.

Board Member Mishler stated that he thought the addition was an improvement to the property.

Chairman Clark stated that he thought the additional ADA access would be an asset to the structure.

Chairman Clark asked for a motion.

*Board Member Mishler made a motion to approve Case No. H2014-002 per staff's recommendations.*

*Board Member Tina Rowe seconded the motion.*

*The motion was approved by a vote of 4-0.*

III. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:20 PM.

**PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 17<sup>TH</sup> DAY OF JULY, 2014.**

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***DICK CLARK, CHAIRMAN***

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***ATTEST: RYAN MILLER, PLANNING MANAGER***