

Exhibit "B"

OLD TOWN ROCKWALL HISTORIC DISTRICT GUIDELINES

- EXHIBIT (1) -

OLD TOWN ROCKWALL HISTORIC DISTRICT REGISTRY APPLICATION

Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please use the attached "continuation sheet".

Address of Property: <u>307 S. Clark St</u> (address or legal description)			
Street Address			
<u>Rockwall</u> City	<u>Texas</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County
Name of Property, If Applicable: _____ (name of Structure or Addition name)			
Has the building been moved? No <input checked="" type="checkbox"/> Yes _____ If yes, when was the property moved? _____ (mm/dd/yr -if known, otherwise, the year moved is sufficient)			
Name of Historic District: <u>OLD TOWN ROCKWALL HISTORIC DISTRICT</u> ____ National Register District _____ Certified State or Local District _____ Proposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)			
Owner: <u>Chris & Betsy Hoover</u> Street Address: _____ (if different from above)			
City	State	Zip Code	
<u>972-772-9768</u>			
Telephone Number (preferably daytime)			
Authorized Contact: _____ (if different from Owner)		Street Address: _____	
City	State	Zip Code	County Telephone Number (preferably daytime)
Description of Property Appearance (architectural style, square footage,...etc.): <u>Farm House 1600 sq ft</u>			
Statement of Significance (year built, historical context,...etc.) <u>1886</u>			
Owner's Signature _____ _____ Date: _____		City of Rockwall Use Only: _____ Project Number	

- EXHIBIT (2) -

REHABILITATION, RESTORATION AND NEW CONSTRUCTION

Prepared by the
Old Town Rockwall Historic District Planning Committee

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

AGENDA DATE: 2/19/2004

APPLICANT: Chris and Betsy Hoover

AGENDA ITEM: H2004-002; 307 S. Clark St (New Addition)

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Chris and Betsy Hoover for additions to the structure at 307 S. Clark St (BF Boydston, Block 51). The tract is zoned (SF-7) Single Family Residential district and identified as a "Medium Contributing Property."

BACKGROUND INFORMATION:

The applicants, Chris and Betsy Hoover, are proposing an addition to the structure located at 307 S. Clark Street, situated on a 1.181-acre lot zoned (SF-7) Single Family Residential and known as Block 51, B F Boydston Addition. The existing 1 ½ story home was constructed in 1886 and totals 1600-sf, and the addition will add approximately 542-sf to the building footprint, with additional space proposed above the addition for storage.

The proposed exterior of the new addition is characterized by "beveled pine or cedar siding" that should match the existing materials. The new roof is also shown to match the pitch and materials of the existing roof; however, the applicant is proposing to introduce a metal roof over a new rear porch and over the "new hallway structure." The applicant proposes a metal skirting that will also match existing.

In March, 2001 the applicant secured approval of a conditional use permit from City Council and subsequently constructed a detached garage that exceeds the fifteen foot maximum height restriction in the SF-7 Residential Zoning District. The garage was constructed with materials and color that matches the primary structure.

As required by the historic overlay ordinance, thirty-one (31) notices were sent to adjacent property owners, and at the time of the report, none had been returned.

To aide the HPAB in their review of the Certificate of Appropriateness, the applicants have provided several elevations and a floor plan of the proposed addition, a site plan and photographs of the existing property.

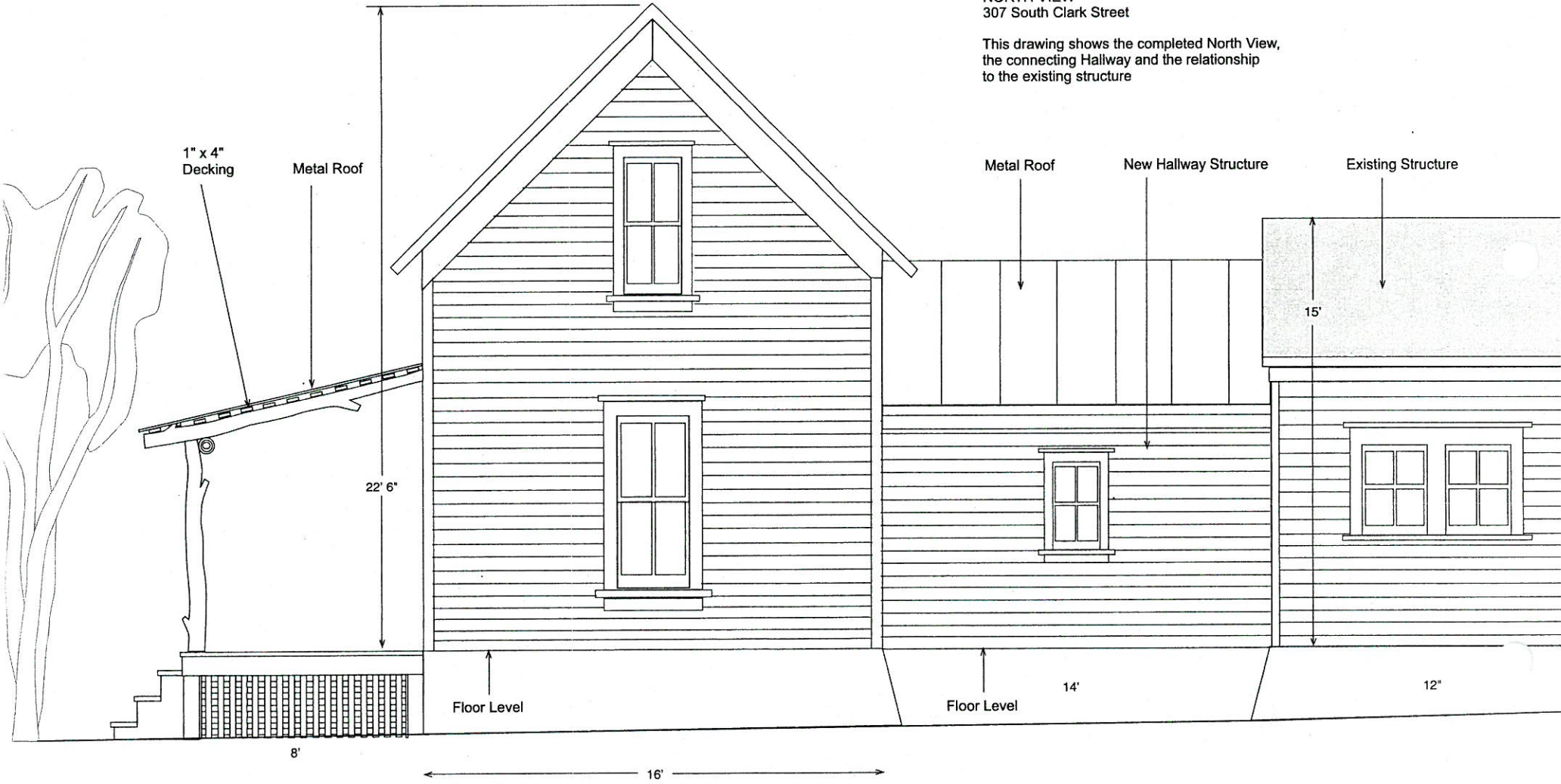
RECOMMENDATIONS:

Staff Recommends approval of the request.

N

NORTH VIEW
307 South Clark Street

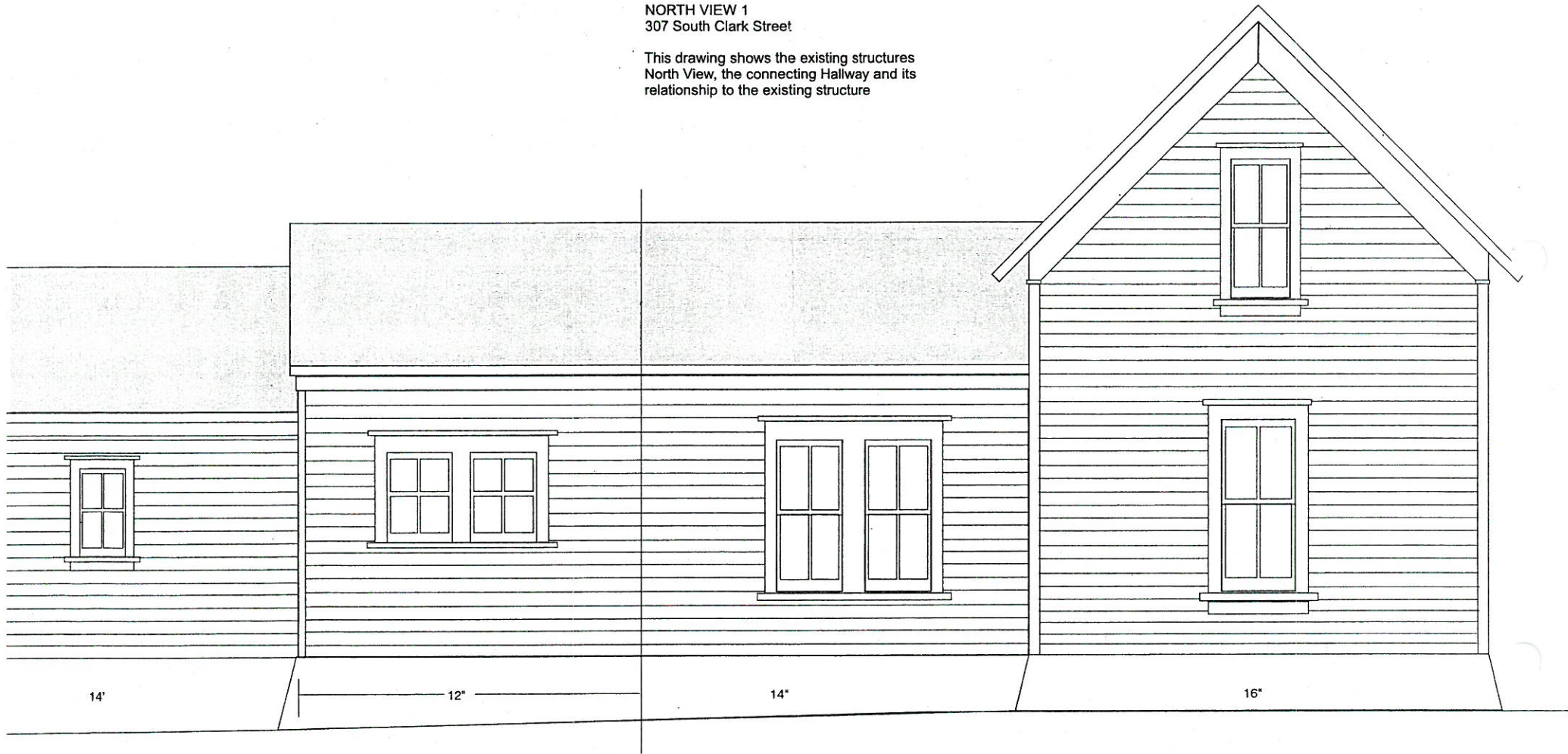
This drawing shows the completed North View,
the connecting Hallway and the relationship
to the existing structure



N1

NORTH VIEW 1
307 South Clark Street

This drawing shows the existing structures
North View, the connecting Hallway and its
relationship to the existing structure



South View of new 1 1/2 story structure.

South View of the Hallway add-on
from existing main house structure
to the new 1 1/2 story structure.

10' 6"

S

SOUTH VIEW
307 South Clark Street

This drawing shows location
of existing well, new east side porch
and Roof detail

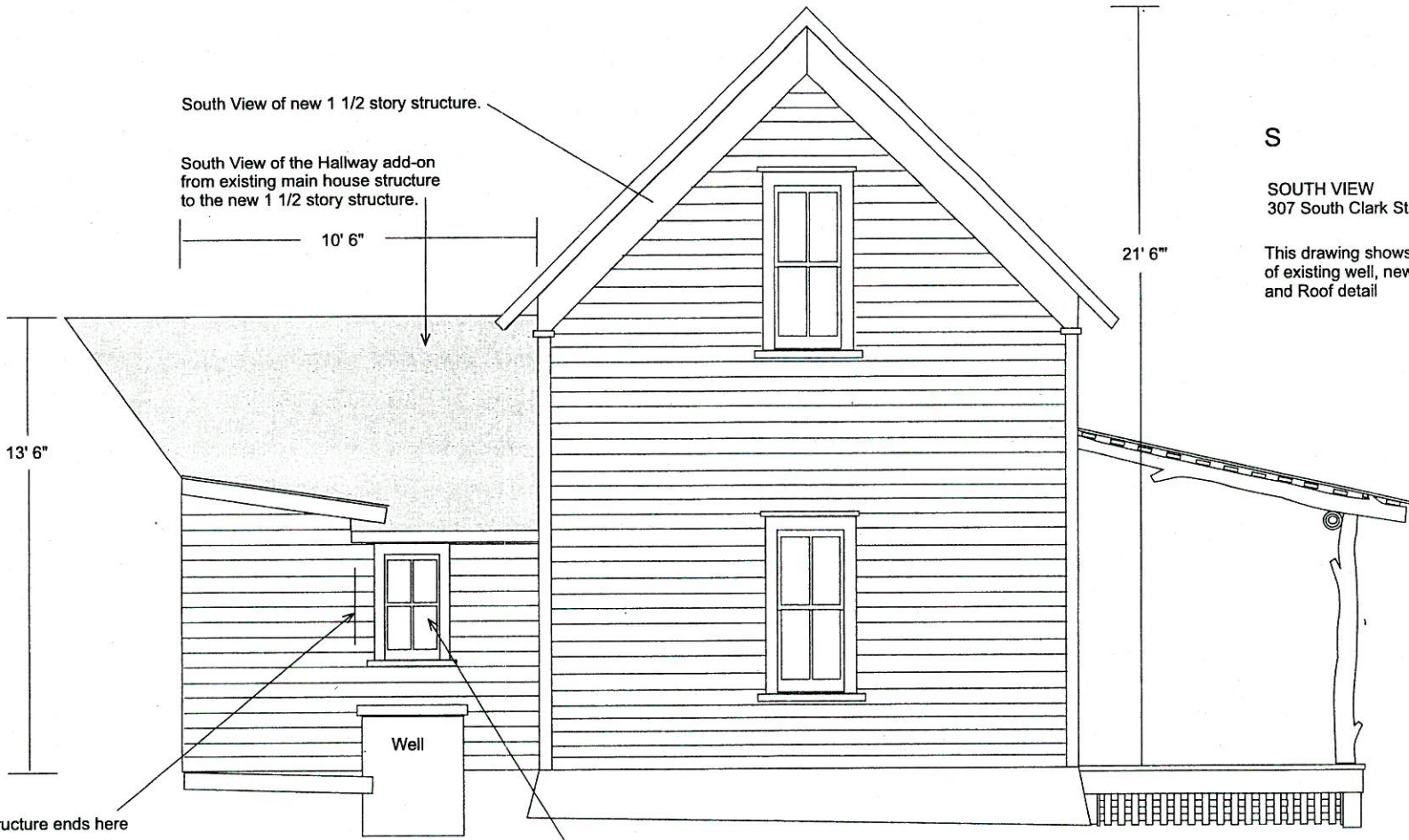
21' 6"

13' 6"

Original structure ends here

Well

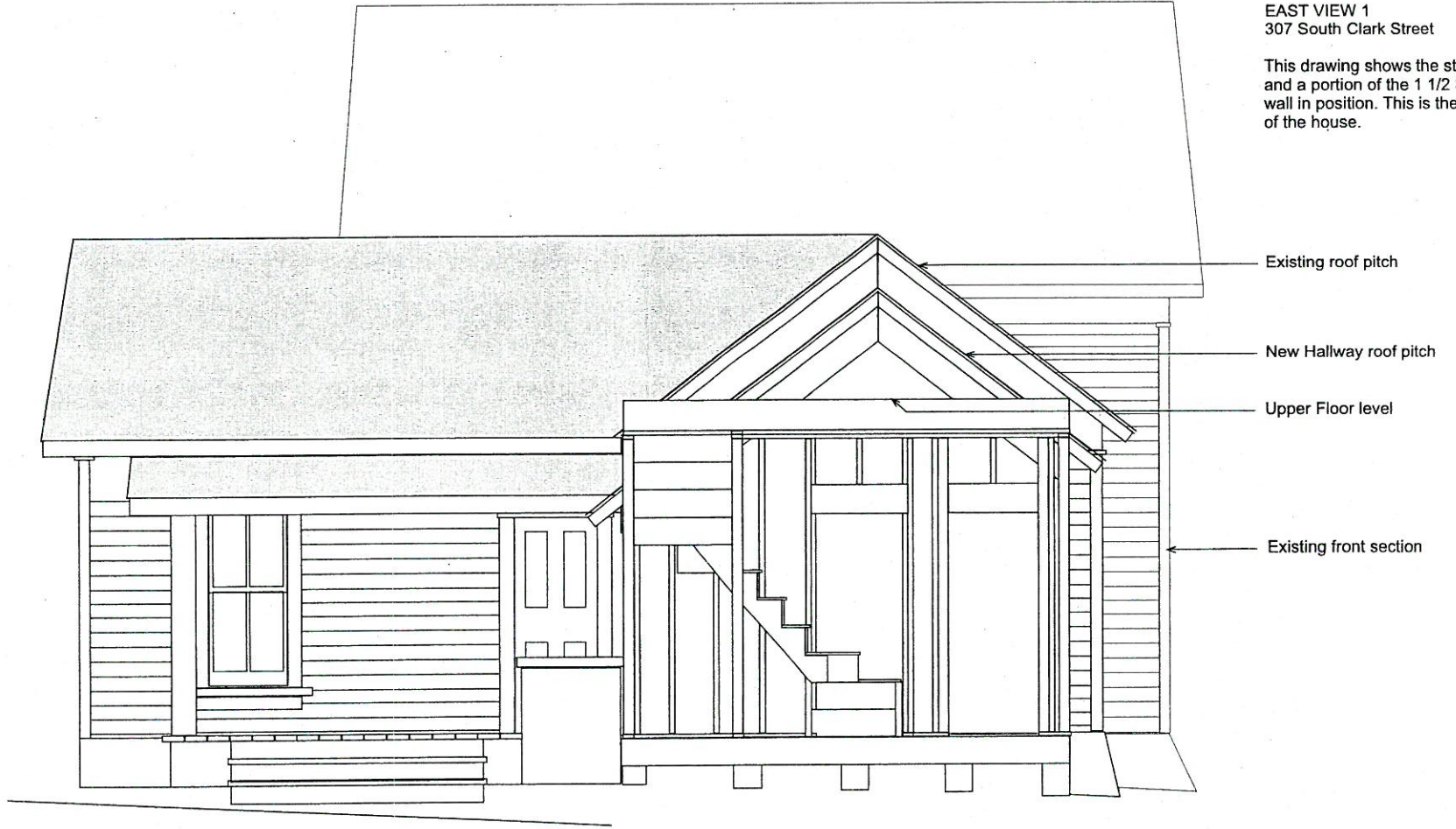
28" x 54"



E1

EAST VIEW 1
307 South Clark Street

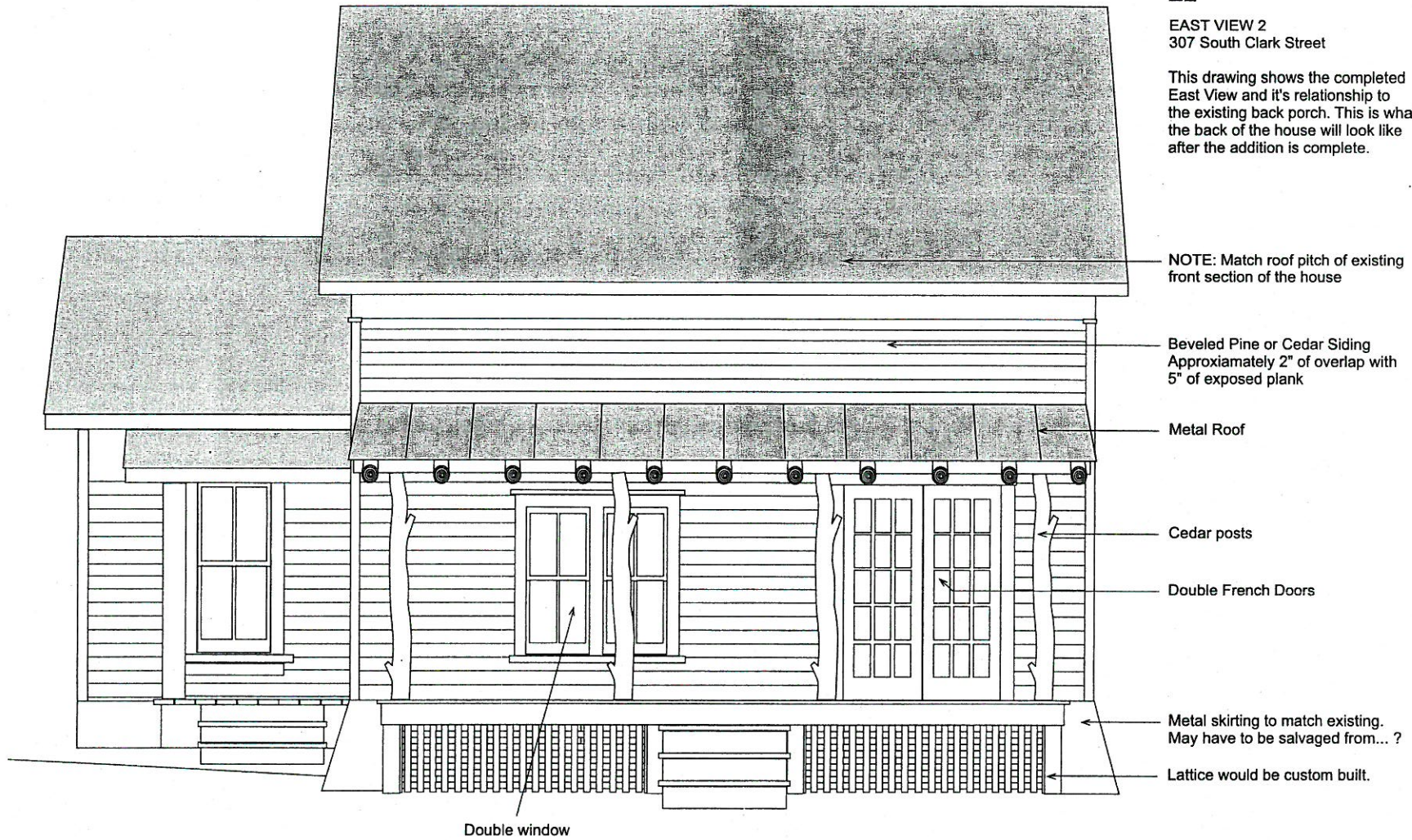
This drawing shows the stairway and a portion of the 1 1/2 Story wall in position. This is the back of the house.

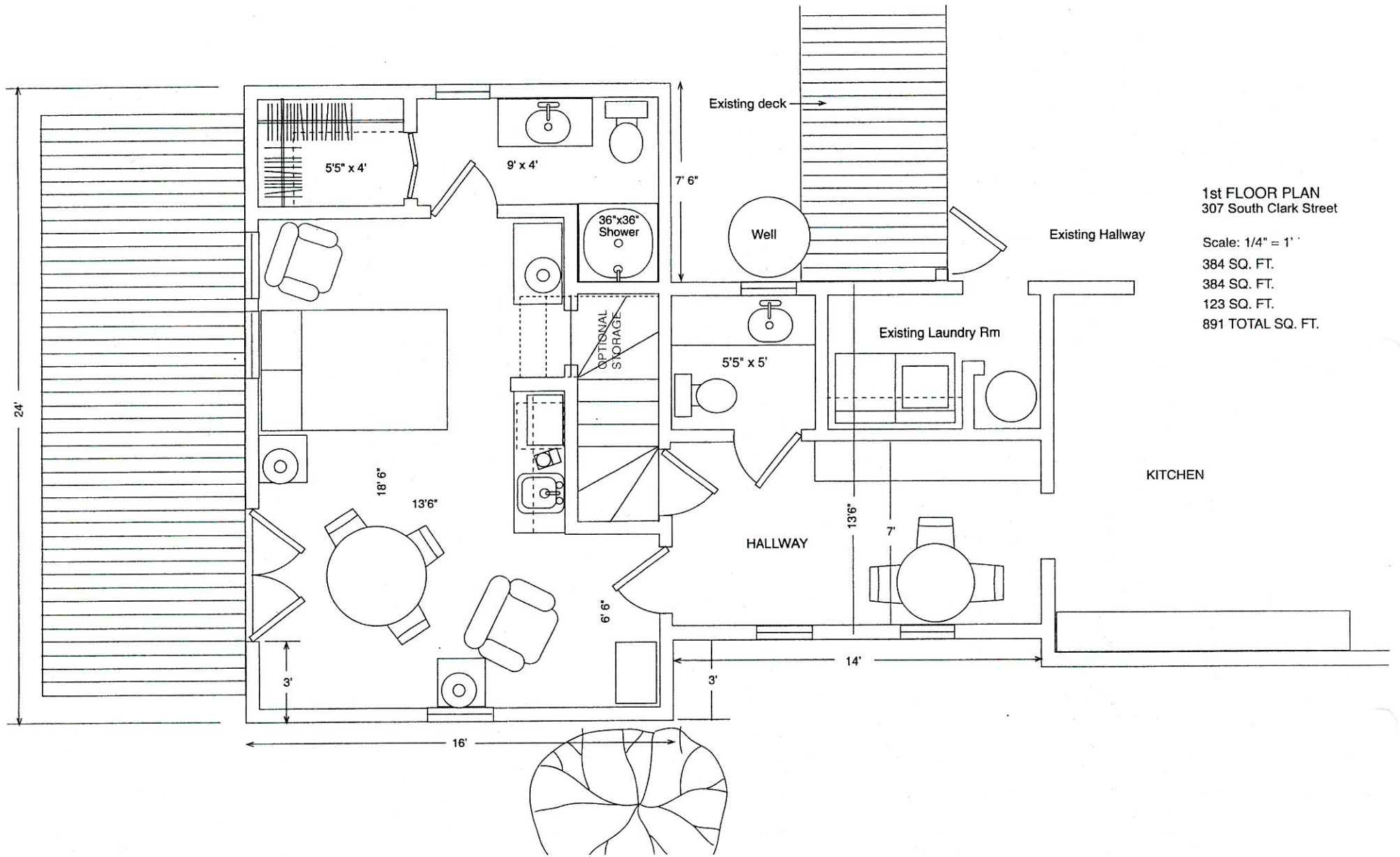


E2

EAST VIEW 2
307 South Clark Street

This drawing shows the completed East View and it's relationship to the existing back porch. This is what the back of the house will look like after the addition is complete.





1st FLOOR PLAN
307 South Clark Street

Scale: 1/4" = 1'

- 384 SQ. FT.
- 384 SQ. FT.
- 123 SQ. FT.
- 891 TOTAL SQ. FT.

Existing Hallway

Existing deck

Well

36"x36"
Shower

9' x 4'

5'5" x 4'

7' 6"

Existing Laundry Rm

OPTIONAL
STORAGE

5'5" x 5'

KITCHEN

HALLWAY

18' 6"

13'6"

13'6"

7'

6' 6"

14'

3'

3'

24'

16'







RECEIPT

Project Number: H2004-002
Job Address: 307 CLARK ST S
ROCKWALL, TX

Receipt Number: B4028
Printed: 2/3/2004 3:47 pm

Fee Description	Account Number	Fee Amount
ZONING	01-4280	\$ 75.00

Total Fees Paid:
Date Paid: 2/3/2004 12:00:00AM
Paid By: Chris and Betsy Hoover
Pay Method: Check 10589
Received By: MH

\$ 75.00



CITY OF ROCKWALL

at Rockwall CityPlace

Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on Thursday, 2/19/2004 at 6:30 p.m., at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

H2004-002: B F Boydston (CUP)

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Chris and Betsy Hoover for additions to the structure at 307 S. Clark St (BF Boydston, Block 51). The tract is zoned (SF-7) Single Family Residential district and identified as a "Medium Contributing Property."

As an interested property owner, you are invited to attend these meetings or make your feelings known in writing by returning the form below. If you want your comments included in the information sent to the HPAB meeting, please return the completed form below by 2/12/2004 to:

Robert LaCroix
Rockwall Planning and Zoning Dept.
(please return portion of form below the dotted line)

Case number: H2004-002

Please place a check mark on the appropriate line below:

___ I am in favor of the request for the reasons listed below 31

___ I am opposed to the request for the reasons listed below

Your Name: _____

Rockwall Property Address: _____

- Please see Location Map of Subject Property on the back of this notice -



ROCKWALL COUNTY

NEWS

Rockwall County's Hometown Newspaper

316 S. Goliad • Suite 107 • P.O. Box 819 • Rockwall, Texas 75087
Phone: 972-722-3099 • Fax: 972-722-3096

AD PROOF

PLEASE REVIEW CAREFULLY!

Att: Mr Hampton

Revised

- Public Notice -

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on February 19, 2004 at 6:30 p.m. in the Council Chambers at Rockwall City Hall, 385 South Goliad, Rockwall, Texas to consider the following items:

H2004-001

Hold a public hearing and consider a request for a Certificate of Appropriateness (CoIA) from Michael Pitman and Archie Underwood for the restoration of the structure located at 302 S. Fannin St (Lots 1 and 4, Block X, Rockwall Old Town). The tract is zoned (NS) Neighborhood Services district and identified as a "High Contributing Property".

H2004-002

Hold a public hearing and consider a request for a Certificate of Appropriateness (CoIA) from Chris and Betsy Hoover for additions to the structure at 307 S. Clark St (BF Boydston, Block 51). The tract is zoned (SF-7) Single Family Residential district and identified as a "Medium Contributing Property."

PO # 855131 Run Dates: 2/4 Total Cost: \$40.00

Thank you for advertising in the **Rockwall County News**. This proof is an opportunity to review your ad prior to printing. Please correct any errors in the text or the graphics you find. Please sign & fax changes back to Terry Wandall at **972-722-3096**.

OK TO PUBLISH _____ DATE: _____

OK W/ CORRECTIONS _____ DATE: _____

PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael Gresham, who being by me duly sworn deposes and says that he is the Publisher of **Rockwall County News** and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. it is published at least once each week;
3. it is entered as second-class postal matter in the county where it is published;
4. it has been published regularly and continuously since 1985; and
5. it is generally circulated within Rockwall County.

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

February 4 A.D. 2004

[Signature]

Michael Gresham
Editor and Publisher

SUBSCRIBED AND SWORN BEFORE ME

by Michael Gresham, who

a) is personally known to me, or
 b) provided the following evidence to establish his/her identity. _____

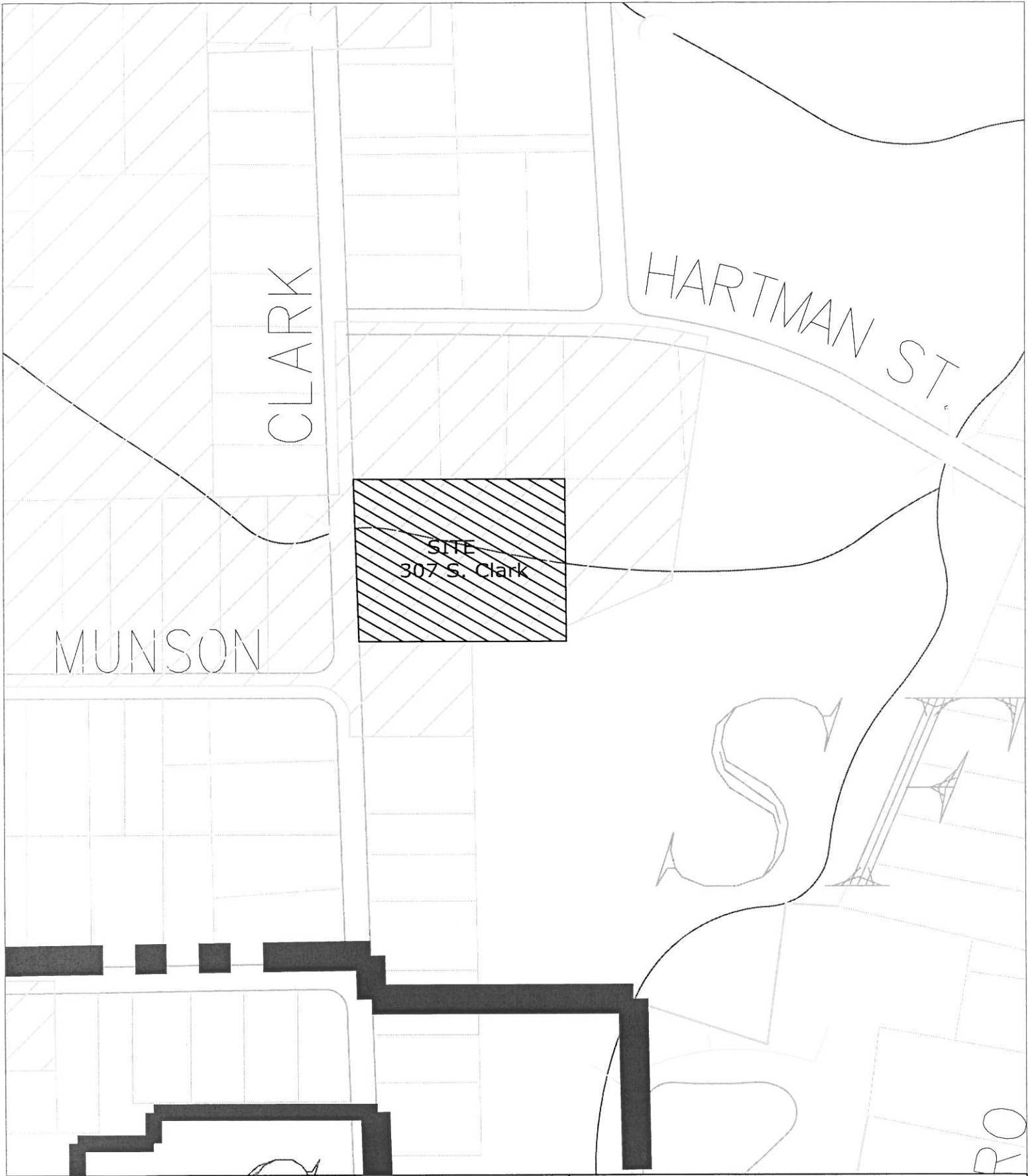
on the 9th day of February, 2004,
to certify which witness my hand and seal of office.

Patricia A Shaw

Notary Public, State of Texas



Legal Notices	Legal Notices
- Public Notice -	
<p>The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on February 19, 2004 at 6:30 p.m. in the Council Chambers at Rockwall City Hall, 385 South Goliad, Rockwall, Texas to consider the following items:</p>	
H2004-001	
<p>Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Michael Pittman and Archie Underwood for the restoration of the structure located at 302 S. Fannin St (Lots 1 and 4, Block X, Rockwall Old Town). The tract is zoned (NS) Neighborhood Services district and identified as a "High Contributing Property".</p>	
H2004-002	
<p>Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Chris and Betsy Hoover for additions to the structure at 307 S. Clark St (BF Boydston, Block 51). The tract is zoned (SF-7) Single Family Residential district and identified as a "Medium Contributing Property."</p>	



H2004-002
307 S. Clark Street



1" = 100'

Betty Dawson
3020 Ridge Road
Rockwall, TX 75087

Terry Boren
113 Bernice South
Garland, TX 75042

Robert Allen Walker
410 South Clark
Rockwall, TX 75087

Sidney Tanner
2318 Mystic Shores
Cedar Hill, TX 75104

David & Renee LeCour
507 South Clark
Rockwall, TX 75087

Richard Hoover
716 Hartman
Rockwall, TX 75087

Billy Ray Crawford
213 Clark
Rockwall, Texas 75087

Mable Dalton
Box 237
Rockwall, TX 75087

Clarence Samples
502 Renfro
Rockwall, TX 75087

Dorothy Dunn
301 Clark
Rockwall, TX 75087

James Moore
606 South Clark
Rockwall, TX 75087

Jennifer Anderson
710 Hartman
Rockwall, TX 75087

Mickey & Maureen Green
945 Breezyhill Lane
Rockwall, TX 75087

Michael Garduno
402 South Clark
Rockwall, Texas 75087

Glenn Anderson
2019 Gullwing
Rockwall, TX 75087

Terry Shelton
708 Hartman
Rockwall, TX 75087

John Earnheart
506 Munson
Rockwall, TX 75087

RIJU Ltd Partnership
210 Glenn Ave
Rockwall, TX 75087

Wesley Hoover
307 South Clark
Rockwall, TX 75087

Terry Sanderson
508 Munson
Rockwall, TX 75087

Shaw & Myers
507 E Rusk
Rockwall, TX 75087

Michael Pittman
401 South Clark
Rockwall, TX 75087

Leon Tuttle
603 Stonebridge
Rockwall, TX 75087

Annette Wikander
212 South Clark
Rockwall, TX 75087

C J Hanby
c/o Doug Mathews
407 South Clark
Rockwall, TX 75087

Sylvia Rud
406 South Clark
Rockwall, TX 75087

Lewis Johnston
214 South Clark
Rockwall, TX 75087

Mario DelBosque
807 Kernoodle
Rockwall, TX 75087

Homes By Bowen
602 Highview
Rockwall, TX 75087

Julia Burgess
302 Clark
Rockwall, TX 75087

John DeFranco
309 Valiant
Rockwall, TX 75032

Betty Dawson
3020 Ridge Road
Rockwall, TX 75087
B F Boydston, Blk 48A, Lot B

Sidney Tanner
2318 Mystic Shores
Cedar Hill, TX 75104
B F Boydston, Blk 48A, Lot A

Billy Ray Crawford
213 Clark
Rockwall, Texas 75087
B F Boydston, Blk 48B,

Dorothy Dunn
301 Clark
Rockwall, TX 75087
B F Boydston, Blk 49A

Mickey & Maureen Green
945 Breezyhill Lane
Rockwall, TX 75087
B F Boydston, Blk 49B

Terry Shelton
708 Hartman
Rockwall, TX 75087
B F Boydston, Blk 50

Wesley Hoover
307 South Clark
Rockwall, TX 75087
B F Boydston, Blk 51

Michael Pittman
401 South Clark
Rockwall, TX 75087
B F Boydston, Blk 105A-1

C J Hanby
c/o Doug Mathews
407 South Clark
Rockwall, TX 75087
B F Boydston, Blk 107, Lot B

Mario DelBosque
807 Kernoodle
Rockwall, TX 75087
B F Boydston, Blk 107, Lot A

Terry Boren
113 Bernice South
Garland, TX 75042
Dawson Lot 10

David & Renee LeCour
507 South Clark
Rockwall, TX 75087
B F Boydston, Blk 107

Mable Dalton
Box 237
Rockwall, TX 75087
Dawson Lot 11

James Moore
606 South Clark
Rockwall, TX 75087
Dawson Lot 12

Michael Garduno
402 South Clark
Rockwall, Texas 75087
Danny Barker, Blk 1, Lot 1

John Earnheart
506 Munson
Rockwall, TX 75087
B F Boydston, Blk 53

Terry Sanderson
508 Munson
Rockwall, TX 75087
B F Boydston, Blk 52C

Leon Tuttle
603 Stonebridge
Rockwall, TX 75087
Shields Lot 4

Sylvia Rud
406 South Clark
Rockwall, TX 75087
Shields Lot 3

Homes By Bowen
602 Highview
Rockwall, TX 75087
Shields Lot 2

Robert Allen Walker
410 South Clark
Rockwall, TX 75087
Shields Lot 1

Richard Hoover
716 Hartman
Rockwall, TX 75087
R Ballard Tract 34

Clarence Samples
502 Renfro
Rockwall, TX 75087
R Ballard Tract 34-1

Jennifer Anderson
710 Hartman
Rockwall, TX 75087
Hurst Add Lot 1

Glenn Anderson
2019 Gullwing
Rockwall, TX 75087
R Ballard Lot 2

RIJU Ltd Partnership
210 Glenn Ave
Rockwall, TX 75087
Richard Harris #3 Blk A Lot 1
Richard Harris #3 Blk A Lot 2

Shaw & Myers
507 E Rusk
Rockwall, TX 75087
B F Boydston, Blk 105A

Annette Wikander
212 South Clark
Rockwall, TX 75087
Dawson Lot 6

Lewis Johnston
214 South Clark
Rockwall, TX 75087
Dawson Lot 7

Julia Burgess
302 Clark
Rockwall, TX 75087
Dawson Lot 8

John DeFranco
309 Valiant
Rockwall, TX 75032
Dawson Lot 9



H2004-002
 307 S. Clark Street



1" = 100'

Historic Preservation Advisory Board Meeting

February 19, 2004

CALL TO ORDER

The meeting was called to order by Vice Chairwoman, Peg Pannell-Smith at 6:30 p.m. with the following members present; Daniel Demeyer, Kirk Ragsdale, Marge Holcomb, Chris Hoover. Sherry Pittman, Michael Caffey entered the meeting late.

APPROVAL OF MINUTES

Ragsdale made a motion to approve the minutes of the January 15, 2004 meeting.

Holcomb seconded the motion. The motion was voted on and passed by a vote of 4 to 0. Demeyer abstained.

PUBLIC HEARING ITEMS

H2004-001

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Michael Pittman and Archie Underwood for the restoration of the structure located at 302 S. Fannin St (Lots 1 and 4, Block X, Rockwall Old Town). The tract is zoned (NS) Neighborhood Services district and identified as a "High Contributing Property".

LaCroix outlined the request stating the applicant, Archie Underwood, has made a request for a Certificate of Appropriateness (Cof A) for the restoration of the structure located at 302 S. Fannin. This property lies within the Old Town Rockwall Historic District and is identified as a "High Contributing Property". The applicant has started a remodeling project of this historic house which has included the interior as well as exterior repair and replacement of front and back porches. However, a new porch/deck has been proposed on the south side of the house in addition to patio/french doors in order to accommodate the requirement for handicap access. The property is being converted to an office use which is allowed under it's current zoning classification. The Historic District Guidelines Section III, Building Standards state the following:

C. Building Facades and Materials

6. 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 visually compatible with neighboring historic buildings or structures.

7. The overall relationship of the size, width, height and number of doors and windows on the exterior building facades should be typical of the style and period of the structure. These elements should be proportionally balanced, sized and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings or structures.

Caffey entered the meeting at 6:46 p.m.

Pannell-Smith opened the public hearing.

Archie Underwood, applicant addressed the board stating he first wanted to thank the staff for being so helpful and answer all his questions during this process. He stated the house was built in 1800's. He stated Mr. Ramsay had presented the city with drawings of the site showing the parking at the rear, the handicap ramp on the south side of the house and the porches. There will be a new sidewalk poured in front of the house which will be access to the ramp. There has been some discuss regarding the doors. There has been quite a bit of research done regarding those doors. He stated he had conversation with Bud Gardner who told him that his grandfather and uncle had brought cypress logs from Jefferson in the 1870's to build this house with. Mr. Gardner stated as a kid he remembered four panel type doors to be on the house. Mr. Underwood stated they are currently looking for four panel doors with the panels running vertical on the doors. He will make sure the doors on the deck match the front doors. These doors will have windows in the top portion. The windows in the house are very old. The current windows will not stay open without being propped open with something. He stated he would like to replace them with a double hung window that looks exactly like the current windows. The windows are constructed of aluminum and can be painted. These windows are energy efficient also. Screens will be made for all the windows. He stated it was hard to find a professional in this area that can re-glaze old windows. He stated at the current time rain gets into the house on rainy windy days. The exterior of the house will be painted a greenish color with an off white trim and reddish color window trim. The windows can be purchased with the paint baked on. He stated he has had people interested in the house and the person that looked at it asked if it would have a ramp.

Holcomb stated she is pleased that he was trying to preserve the house to how it originally looked.

Underwood stated it has been a real learning experience for him. He stated that he would be compiling some of the history of the house with pictures to pass on to the buyers.

Demeyer he was surprised of the amount of progress that has been made in the past week. He asked if the porches and the deck will be skirted.

Underwood stated that he had bought square lattés to be used as skirting the porches and the decks.

Demeyer asked if the ramp would be skirted as well.

Underwood stated he had not thought about skirting the ramp. He stated that the ramp could be skirted with the lattés as well.

Pannell-Smith asked what type of materials the windows are constructed with.

Underwood stated the windows are wood with vinyl clad for weather protection and there are a total of thirteen windows. The windows will cost more that three hundred dollars a piece.

Ragsdale asked how many windows in the front.

Underwood stated there are four windows in the front. The center window on the upper porch is a door. He stated he has decided to replace that with a window that looks like a door.

Demeyer asked if a railing will be placed on the upper porch.

Underwood stated there will be a railing of about twenty-four inches in height built of the upper porch.

Hoover asked why the windows are not being repaired.

Underwood stated that he wanted to use more energy efficient windows. He stated that someone had glazed the windows in the past and had done a terrible job. It would cast about the same to have them glazed as to have them replaced. It doesn't make sense not to replace them with something that is energy efficient.

Pannell-Smith stated these are beautiful windows. She stated that she as received a quote from the painter and re-glaze the interior windows at her home for eleven windows, the quote is forty-five hundred dollars.

Demeyer asked for information on the doors.

Underwood stated he is still looking into information for replacements for the doors. All four of the doors will match.

Hoover stated there is a place in Dallas called Discount Home Warehouse that has a large number of doors.

Pannell-Smith closed the public hearing.

Demeyer made a motion to approve the request for a Certificate of Appropriateness (CofA) from Michael Pittman and Archie Underwood for the restoration of the structure located at 302 S. Fannin St (Lots 1 and 4, Block X, Rockwall Old Town). The tract is zoned (NS) Neighborhood Services district and identified as a "High Contributing Property" with the approval of the south porch / deck with the patio /

french doors and the railing on the upper porch.

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

Hoover left the meeting stating a conflict of interest.

Sherry Pittman entered the meeting at 7:22 p.m.

H2004-002

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Chris and Betsy Hoover for additions to the structure at 307 S. Clark St (BF Boydston, Block 51). The tract is zoned (SF-7) Single Family Residential district and identified as a "Medium Contributing Property."

LaCroix outlined the request stating the applicants, Chris and Betsy Hoover, are proposing an addition to the structure located at 307 S. Clark Street, situated on a 1.181-acre lot zoned (SF-7) Single Family Residential and known as Block 51, B F Boydston Addition. The existing 1 ½ story home was constructed in 1886 and totals 1600-sf, and the addition will add approximately 542-sf to the building footprint, with additional space proposed above the addition for storage.

The proposed exterior of the new addition is characterized by "beveled pine or cedar siding" that should match the existing materials. The new roof is also shown to match the pitch and materials of the existing roof; however, the applicant is proposing to introduce a metal roof over a new rear porch and over the "new hallway structure." The applicant proposes a metal skirting that will also match existing.

In March, 2001 the applicant secured approval of a conditional use permit from City Council and subsequently constructed a detached garage that exceeds the fifteen foot maximum height restriction in the SF-7 Residential Zoning District. The garage was constructed with materials and color that matches the primary structure.

As required by the historic overlay ordinance, thirty-one (31) notices were sent to adjacent property owners, and at the time of the report, none had been returned.

To aide the HPAB in their review of the Certificate of Appropriateness, the applicants have provided several elevations and a floor plan layout of the proposed addition, a site plan and photographs of the existing property.

Caffey left the meeting at 7:24 p.m.

Pannell-Smith opened the public hearing.

Betsy Hoover, applicant addressed the board stating that she wished to add a bedroom to the rear of her house. She stated that the room addition will mirror the

front of the house.

Demeyer asked if the addition will be two stories.

Mrs. Hoover stated it would be one and a half stories. The second story is an attic-storage area.

Ragsdale asked if the height of the addition will be the same as the main structure.

Mrs. Hoover stated it is the same height. There is a portion of the house that currently has a metal roof on it.

Pittman asked if the twenty-two six shown on the plan going to be the highest point of the structure.

Mrs. Hoover stated it will be the same height as the existing structure. The laundry room will be incorporated into the new addition.

Pittman asked what the height is of the detached garage.

Mrs. Hoover stated she believed it to be twenty-six feet.

Pittman asked if it was a full two story building.

Mrs. Hoover stated it is two stories. She stated the addition will be twenty-two or twenty-one feet. She stated they were able to find some old windows and french doors to use in the new addition.

Ragsdale asked if the old windows she found were going to match the existing windows on the house.

Mrs. Hoover stated it was very difficult to find matching windows. The existing windows are five feet by three feet. They were able to find three. Those three windows will be placed in the most propionate places.

Pittman stated that she thinks the addition is appropriate to the house for their needs. She stated that the house sets so close to the road and with the height of the house she doesn't think anyone would really be able to see the addition. She went on to say that this board had no formal training in making these decisions.

Pannell-Smith closed the public hearing.

LaCroix stated the porch post on this house was added in the past year or so.

Demeyer stated he wasn't sure what style this house is.

Pittman stated she believed it to be a folk Victorian.

Demeyer stated he wasn't sure that the raw log porch supports are appropriate for this house.

Pittman stated that it is not a permanent alteration to the house and there is a rural setting in the rear of the property.

Ragsdale stated that he could see those cedar posts being used for porch supports.

Demeyer stated he likes the look of the post. He went on to state that he doesn't know if allowing it is appropriate.

Pannell-Smith stated that personal preferences don't matter.

Holcomb stated it doesn't matter to her either way. She wondered why it didn't match the front of the house.

Demeyer asked why they had chosen these types of post.

Mrs. Hoover stated that her husband just wanted to have a rustic feel to the house and thought this was a nice touch to add interest. This is not a fancy house.

Demeyer stated he was not comfortable with allowing these posts.

Pannell-Smith asked if these posts were used in the middle and have the decorative post were used on the edges.

Demeyer stated maybe to add to the motion that anything visible from the street must match the front post.

Demeyer made a motion to approve the request for a Certificate of Appropriateness (CofA) from Chris and Betsy Hoover for additions to the structure at 307 S. Clark St (BF Boydston, Block 51). The tract is zoned (SF-7) Single Family Residential district and identified as a "Medium Contributing Property" with the condition that the all elements of the addition match those on the existing house such as post, etc. that is visible from the street.

The motion failed for lack of a second.

Ragsdale made a motion to approve the request for a Certificate of Appropriateness (CofA) from Chris and Betsy Hoover for additions to the structure at 307 S. Clark St (BF Boydston, Block 51). The tract is zoned (SF-7) Single Family Residential district and identified as a "Medium Contributing Property".

Pittman seconded the motion. The motion was voted on and passed by a vote of 3 to 1. Demeyer voting against. Holcomb abstained.

Hoover returned to the meeting.

DISCUSSION ITEMS

LaCroix stated that he is advertising for planner replace with some historic background. He also stated that he could hire a consultant for the time being. He stated he is open for suggestions.

Pittman stated that a list had been done in a past meeting.

Review of Old Town Rockwall Historic District Design Guidelines Historic Exterior Paint Colors

LaCroix stated that after reviewing the paint information realized that most major paint companies have a preservation paint pallets available. He stated that a discussion needs to be made on how painting a house is going to be handled. Maybe the issue needs to be that if you are planning on painting your house and changing the color you would have to obtain a certificate of appropriateness or have the preservation officer check the color to the paint pallet and if it does it would be approved by the preservation officer. It should prohibit metallic or Florence paints from being used and that brick cannot be painted. He stated that once the board decides how this should be handled then we should set up a meeting with the neighborhood to get their input.

Pittman stated that she would like to see this put in a newsletter and or brochure stating that spring is around the corner and if you are planning to paint your house that most paint companies offer color pallets that are appropriate for your home. The city preservation officer would be happy to assist you with finding appropriate colors for the style of your house. She stated that maybe this would be a good way to get people to think about it.

LaCroix stated that he liked that idea and maybe we should move forward with some public relations work on this. He stated that we would move forward with a letter to that affect.

Pittman stated that a lot of the old Victorian homes were painted with metallic paints in the detailing.

LaCroix stated that maybe the board would like to send out something in their newsletter form.

Pannell-Smith asked Hoover to tell the board about the brochure.

Hoover pasted around a brochure that he has been working on for the historic district.

Certificate of Appropriateness Checklist

LaCroix asked the board what their thoughts were on the checklist.

Demeyer stated that there had been a few minor changes to be and with those changes they were ready to use it.

LaCroix stated he would review the minutes to check for those changes.

Demeyer stated he thought those were discussed at the November meeting.

LaCroix stated he would check those minutes and make sure this is the correct check list.

ADJOURNMENT

There being no further business the meeting was adjourned at 8:21 p.m.