

MINUTES

HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MARCH 21, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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3 I. CALL TO ORDER

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5 Chairman Tiffany Miller brought the meeting to order at 6:00 PM. Board members present were Haydon Frasier, Sarah Freed, Alison McNeely and
6 Steve Gaskin. Board members absent were Ben Lewis and Brandon Litton. Staff members present were Director of Planning and Zoning Ryan
7 Miller, Senior Planner Henry Lee and Planning Coordinator Melanie Zavala. Absent from the meeting was Planner Bethany Ross and Planning
8 Technician Angelica Guevara.

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10 II. OPEN FORUM

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12 *This is a time for anyone to address the Historic Preservation Advisory Board (HPAB) on any topic that is not already listed on the agenda for*
13 *a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other*
14 *citizens. On topics raised during the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to*
15 *respond to your comments during the meeting per the Texas Open Meetings Act.*

16
17 Chairman Miller explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time; there being no
18 one indicating such Chairman Miller closed the open forum.

19
20 III. CONSENT AGENDA

21
22 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified*
23 *Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*

- 24
25 1. Approval of Minutes for the January 18, 2024 Historic Preservation Advisory (HPAB) meeting.

26
27 Board member Freed made a motion to approve Consent Agenda. Board member Gaskin seconded the motion which passed by a vote of 5-0.

28
29 IV. PUBLIC HEARING ITEMS

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31 *This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this*
32 *section, please submit a Request to Address the Historic Preservation Advisory Board (HPAB) (i.e. the yellow forms available at the podium or*
33 *from staff). The Historic Preservation Advisory Board Chairman will call upon you to come forward at the proper time or will ask if anyone in*
34 *the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*

- 35
36 2. **H2024-002 (ANGELICA GUEVARA)**

37 Hold a public hearing to discuss and consider a request by Keith Green for the approval of a Certificate of Appropriateness (COA) for a Guest
38 Quarters/Secondary Living Unit on a High Contributing Property being a 0.22-acre tract of land identified as Block 43A of the B. F. Boydston
39 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR)
40 Historic District, addressed as 605 E. Washington Street, and take any action necessary.

41
42 Senior Planner Henry Lee provided a brief summary in regards to the request. The property is located within the Historic District categorized as
43 High Contribute Property. The applicant came in last year to remove the existing accessory building that was located in the property and build a
44 Guest Quarters/ Secondary Living unit. The HPAB ultimately approved it and had to go through the process to get a Specific Use Permit (SUP) for
45 the Planning and Zoning Commission and City Council and it was approved. They did get a small matching grant and building permit fee waived
46 as well when they came through the Historic Preservation Advisory Board. After the building permit was approved the applicant indicated that it
47 did not meet the setbacks therefore then the building was changed. Essentially the configuration of the building had changed and where it was
48 located. The Historic Preservation Advisory Board is considering the Certificate of Appropriateness to allow the building as it is. If the Historic
49 Preservation Advisory Board does approve, it will still need to go through the Planning and Zoning Commission and City Council. They would also
50 need to pay the non-compliance structure fee.

51
52 Chairman Miller opened the public hearing and asked if anyone who wished to speak to come forward at this time.

53
54 John Dutt
55 505 E. Washington Street
56 Rockwall, TX 75087

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58 Mr. Dutt came forward and expressed his concerns in regards to the request.
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60

61 Keith Green
62 605 E. Washington Street
63 Rockwall, TX 75087
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65 Mr. Green came forward and provided additional details in regards to the request.
66

67 Board member Frasier asked if the Square feet had increased.
68

69 Board member Gaskin asked if they have a kitchen.
70

71 Chairman Miller asked if anyone else who wished to speak to come forward at this time, there being no one indicating such Chairman Miller closed
72 the Public Hearing and brought the item back for discussion or action.
73

74 Board member Freed made a motion to approve H2024-002. Board member Frasier seconded the motion which passed by a vote of 5-0.
75

76 3. H2024-003 (HENRY LEE)

77 Hold a public hearing to discuss and consider a request by Annette Lall on behalf of HIS Covenant Children, Inc. for the review of a Certificate
78 of Appropriateness (COA) for a Landmark Property being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith
79 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action
80 necessary.
81

82 Senior Planner Henry Lee provided a brief summary in regards to the request. In September 21, 2023 the Historic preservation Advisory Board
83 approved a Certificate of Appropriateness (COA) to allow the applicant for restoration of the building. This was established through a timeline that
84 would give the applicant 6 months to just secure financing. There would be no work until they could secure financing and with that there was a
85 condition of approval that the applicant provide bi-annual updates to the HPAB. In Accordance with that timeline the applicant on February 26,
86 2024 resubmitted a Certificate of Appropriateness (COA) for an update on this timeline. The applicant was unable to secure financing at this time
87 and they are requesting additional time to do so.
88

89 Chairman Miller opened the public hearing and asked if anyone who wished to speak to come forward at this time.
90

91 Annette Lall
92 102 N Fannin
93 Rockwall, TX 75087
94

95 Mrs. Lall came forward and provided additional details in regards to the request.
96

97 After some discussion, Board Member Freed made a motion to deny the COA for H2024-003. Board member Gaskin seconded the motion to deny
98 which passed by a vote of 5-0.
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00 4. H2024-004 (HENRY LEE)

01 Hold a public hearing to discuss and consider a request by Chris Beardom of Wades Landing on behalf of CM Fannin I, LP for the approval of
02 a Certificate of Appropriateness (COA) for a non-residential building that is designated as a Non-Contributing Property being a 0.66-acre tract
03 of land identified as Lots 1 & 2, Block A, Thomas & Smith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District,
04 situated within the Old Town Rockwall (OTR) Historic District, addressed as 308 N. Fannin Street, and take any action necessary.
05

06 Senior Planner Henry Lee provided a brief summary in regards to the request. They are requesting to install a covered patio and will be similar to
07 Wells Cattle CO. They will have to go through the Planning and Zoning commission for a site plan. They will be redoing the landscape in the front
08 of the property.
09

10 Chairman Miller opened the public hearing and asked if anyone who wished to speak to come forward at this time.
11

12 Chris Beardom
13 308 N. Fannin Street
14 Rockwall, TX 75087
15

16 Mr. Beardom came forward and provided additional details in regards to the request
17

18 Carol Crow
19 504 William Street
20 Rockwall, TX 75087
21

22 Mrs. Crow came forward and expressed her concerns in regards to the request.
23

24 Barb Brown
25 304 N Fannin Street
26 Rockwall, TX 75087
27

128 Mr. Brown came forward and expressed how he was in favor of the request.

129
130 Chairman Miller asked if anyone else who wished to speak to come forward at this time, there being no one indicating such Chairman Miller closed
131 the Public Hearing and brought the item back for discussion or action.

132
133 Chairman Miller asked if they had expanded the patio.

134
135 Board member Freed made a motion to approve H2024-004. Board member McNeely seconded the motion which passed by a vote of 5-0.

136
137 V.DISCUSSION ITEMS

138
139 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information*
140 *and/or cases that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on*
141 *these cases can take place when these items are considered for action by the Historic Preservation Advisory Board.*

142
143 5. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)

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145 Director of Planning and Zoning Ryan Miller indicated that there are currently no ongoing historic projects.

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147 VI.ADJOURNMENT

148
149 Chairman Miller adjourned the meeting at 6:46PM

150
151 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 16th DAY
152 OF May 2024.

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156 
TIFFANY MILLER, CHAIRMAN

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158
159 
160 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR
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