

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
AUGUST 15, 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 6PM. Board members present were Sarah Freed, Haydon Frasier, Ben Lewis, Steve Gaskin**
6 **and Allison McNeely. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Planner Bethany Ross,**
7 **Planning Technician Angelica Guevara and Planning Coordinator Melanie Zavala.**

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9 II. OPEN FORUM

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

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16 **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**
17 **one indicating such Chairman Miller closed the open forum.**

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19 III. CONSENT AGENDA

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

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

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26 **Board member Freed made a motion to approve the Consent Agenda. Board member Frasier seconded the motion which passed by a vote of 6-0.**

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28 IV. PUBLIC HEARING ITEMS

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30 *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 section, please*
31 *submit a Request to Address the Historic Preservation Advisory Board (HPAB) (i.e. the yellow forms available at the podium or from staff). The Historic*
32 *Preservation Advisory Board Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please*
33 *limit all comments to three (3) minutes out of respect for the time of other citizens.*

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35 2. **H2024-013 (HENRY LEE)**

36 Hold a public hearing to discuss and consider a request by Bryan Edwards on behalf of Morgan Edwards for the approval of a Certificate of Appropriateness
37 (COA) for exterior alterations to a Non-Contributing Property being a 0.1150-acre tract of land identified as a portion of Block 22 Farmer & Merchants Addition,
38 City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as
39 203 N. Clark Street, and take any action necessary.

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41 **Senior Planner Henry Lee provided a brief summary in regards to the request. The property is a non-contributing property in the Historic District.**
42 **However, it is within 200 feet of a contributing property therefore it requires a Certificate of Appropriateness (COA). The property was built around**
43 **1955 with minimal traditional influences and is about 1,219 sq. feet. The alteration for the garage and replacement for doors and windows and**
44 **exterior wall material have been replaced and is why it is considered a non- contributing property. The scope of work the applicant is requesting a**
45 **COA to allow the construction of a deck with a railing and a covered entry on the front of the house. Also, a covered deck with patio cover in the**
46 **back of the property and will also include a railing. Staff should note that this work did begin before the COA was requested. The improvements to**
47 **the front of the building they're requesting appear to be completed. In addition, the rear seems to not have been started on yet. Staff mailed out**
48 **notices on August 1, 2024. At this time staff had not received any notices in return.**

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50 **Chairman Miller opened the public hearing and asked if anyone who wished to speak to come forward at this time; there being no one indicating**
51 **such Chairman Miller closed the public hearing and brought the item back to the board for discussion or action.**

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53 **Robert McDonald**
54 **206 N Clark Street**
55 **Rockwall, TX 75087**

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57 **Mr. McDonald watched the construction take place and wanted to say that the appearance looks great.**

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59 **Brian Edward**
60 **624 Knollwood Drive**
61 **Rockwall, TX 75087**

62 **Senior Planner Henry Lee asked if the siding was vinyl or if it was Hardie board.**

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64 **Mr. Edwards answered and said it was wood siding.**

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Senior Planner Henry Lee asked about the roof materials for the covered patio.

Mr. Edwards explained that the material used for the patio covered roof was polycarbonate.

Director of Planning and Zoning Ryan Miller explained that the wood siding would be allowed in the guidelines for the Historic District. However, the roofing materials do not fall within the guidelines and polycarbonate is not a material that is allowed.

Director of Planning and Zoning Ryan Miller explained that this was a referral from building inspection to let the applicant know that the work that was being done needed a building permit and from the building permit process they would notify the applicant that they would also need a COA from the Historic Preservation Advisory Board (HPAB).

Mr. Edwards mentioned that once they received that notice all work had stopped.

Board member Freed asked if the deck on the back of the property will be like and kind to the deck that is already built on the front of the property.

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 the Public Hearing and brought the item back for discussion or action.

Board member Freed made a motion to approve the COA for H2024-013 with the condition that the polycarbonate roof is replaced with a different material that will meet the historic guidelines. Board member Lewis seconded the motion which passed by a vote of 6-0.

3. H2024-014 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Beau Wimpee on behalf of Joe Wimpee for the approval of a Certificate of Appropriateness (COA) for exterior alterations to a Medium Contributing Property being a 0.2300-acre tract of land identified as a portion of Block 42 of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 602 E. Rusk Street Street, and take any action necessary.

Senior Planner Henry Lee provided a brief summary in regards to the request. The property is considered a medium contributing property in the Historic District and is the reason they're requesting a Certificate of Appropriateness (COA). The property was built around 1960 with a Ranch style and is about 1,396 SF. This is a referral from Neighborhood Improvement Services (NIS) they had noticed paint swatches being painted on the house. They did refer that to staff and afterword's the property owner did engage staff and applied for their COA. In this case, they are requesting to paint the home. In addition, there was blue shutters on the house but since then have been removed and they're requesting to replace with new shutters like and kind to what was there before. Staff did mail out notices for this case on August 1, 2024. At this time no notices have been returned.

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

Chairman Miller made a motion to table H2024-014 until applicant appears. Board member Frasier seconded the motion to table which passed by a vote of 6-0.

4. H2024-015 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Vahid Sadr on behalf of Gary and Carol Byrd for the approval of a Certificate of Appropriateness (COA) for a new single-family home on a Medium Contributing Property being a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 403 E. Kaufman Street, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regards to the applicants request. On July 18, 2024 the applicant was approved a Certificate of Appropriateness (COA) to demolish what was on the property. The applicant since then has received a Building permit and has completed the demolition leaving the subject property vacant. Given this it would seem appropriate to have the property re designated to a non-contributing property instead of medium contributing property. On July 23, 2024 the applicant requested a COA to construct a 2,737 SF single-family home. On August 1, 2024 staff mailed out notices. At this time no notices have been returned.

Carol Byrd
707 Cullins Road
Rockwall, TX 75032

Mrs. Byrd came forward and provided additional details in regards to the request.

Board member Gaskin asked if they were leaving the tress on the property.

Director of Planning and Zoning explained that since it is a residential home they're able to remove the trees without any penalties.

Board member Frasier asked what the setbacks were.

Director of Planning and Zoning Ryan Miller explained the setbacks for the property.

Board member Freed asked what parts of the property were non-conforming.

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Director of Planning and Zoning Ryan Miller mentioned that the ribbon drive would also be a discretionary decision for HPAB.

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

Board member Freed made a motion to approve H2024-015. Board member McNeely seconded the motion. Chairman Tiffany Miller amended the motion and wanted to make sure all the materials will meet the historic guidelines. Board member Freed accepted the amendment and McNeely accepted which passed by a vote of 6-0.

5. H2024-016 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Sara Pieratt for the approval of a Certificate of Appropriateness (COA) for exterior alterations to a Low Contributing Property being a 0.666-acre tract of land identified as Lot 1 and a portion of Lot 2 of the Pittman Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 602 E. Washington Street, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the applicants request. The subject property was built around 1920. Its classified as a low contributing property. The applicant is seeking approval for a Certificate of Appropriateness (COA) for four (4) exterior alterations. Replacing the exterior windows and trim with like and kind materials. Replacing the vinyl and updating the porch. The changes have been reviewed and seem to comply with the historic guidelines. On August 1, 2024 staff mailed out notices and at this time staff had not received any notices in return. The alterations seem to positively impact the surrounding properties.

Sara Pieratt
602 E. Washington Street
Rockwall, TX 75087

Mrs. Pieratt came forward and provide additional details in regards to her request.

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

Board member Frasier asked if the area will get rezoned because of the changes being made.

Board member Frasier made a motion to approve H2024-016. Board member Freed seconded the motion which passed by a vote of 6-0

6. H2024-017 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Sara Pieratt for the approval of a Building Permit Fee Waiver for exterior alterations to a Low Contributing Property being a 0.666-acre tract of land identified as Lot 1 and a portion of Lot 2 of the Pittman Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 602 E. Washington Street, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the applicants request. These will be a request from the previous property. They are requesting a building permit fee waiver for the renovations mentioned on the previous case. Since the property is considered a contributing property the applicant is eligible for the full building permit fee waiver. Staff should note that the project is for rehabilitation and restoration purposes and does appear to meet the intent.

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

Board member Freed made a motion to approve H2024-017. Board member Gaskin seconded the motion which passed by a vote of 6-0.

7. H2024-018 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Sara Pieratt for the approval of a Small Matching Grant for exterior alterations to a Low Contributing Property being a 0.666-acre tract of land identified as Lot 1 and a portion of Lot 2 of the Pittman Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 602 E. Washington Street, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the applicants request. The applicant is also requesting a small matching grant to help further the restoration project. The total evaluation for the project provided by the applicant is around \$40,000. This would make the project eligible for the \$1,000. However, approval is a discretionary decision for the Historic Preservation Advisory Board.

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

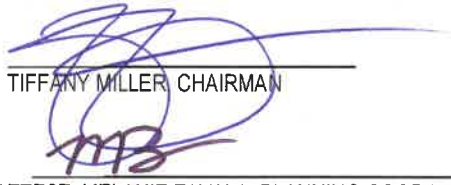
Board member Freed made a motion to approve H2024-018. Board member Frasier seconded the motion which passed by a vote of 6-0.

V.ADJOURNMENT

Chairman Miller adjourned the meeting at 6:39PM

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PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 19th DAY OF ~~September~~ 2024.



TIFFANY MILLER, CHAIRMAN



ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR