

# MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
SEPTEMBER 19, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

## I. CALL TO ORDER

Vice-Chairman Haydon Frasier brought the meeting to order at 6:00PM. Board members present were Allison McNeely Steve Gaskin, Ben Lewis, and Fran Webb. Board members absent were Chairman Tiffany Miller and Sarah Freed. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Planner Bethany Ross, Planning Technician Angelica Guevara and Planning Coordinator Melanie Zavala.

## II. OPEN FORUM

*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. 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 the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.*

Vice-Chairman Frasier explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time, there being no one indicating such Chairman Miller closed the open forum.

## III. CONSENT AGENDA

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

1. Approval of Minutes for the August 15, 2024 Historic Preservation Advisory (HPAB) meeting.

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

## IV. PUBLIC HEARING ITEMS

*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 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 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 limit all comments to three (3) minutes out of respect for the time of other citizens.*

### 2. 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, and take any action necessary.

Senior Planner Henry Lee provided a summary in regard to the applicants request. This case was presented last month, but the board ultimately voted to table due to applicant's failure to appear at the meeting. The request is for a Certificate of Appropriateness (COA) to paint the brick on the home that has not been painted previously. They are also requesting to replace the shutters with a like and kind wood shutter. The applicant had indicated to staff that they were wanting to paint the house white.

Vice-Chairman Frasier opened the public hearing and asked if anyone who wished to speak to come forward at this time.

Joe Wimpee  
1800 Dalton Road  
Rockwall, TX 75087

Mr. Wimpee came forward and provided additional details regarding the applicant's request.

Board member Webb asked what color they would be using for the shutters.

Board member Gaskin asked if there were any restrictions regarding the color of the house.

Jay Odom  
601 N Fannin  
Rockwall, TX 75087

Mr. Odom came forward and expressed that he is in favor of the applicant's request.

65 Vice-Chairman Frasier asked if anyone else wished to speak to come forward at this time, there being no one indicating such Vice-Chairman  
66 Frasier closed the public hearing and brought the item back for discussion or action.  
67

68 Board member Lewis made a motion to approve H2024-014. Board member Gaskin seconded the motion which passed by a vote of 5-0.  
69

70 **3. H2024-019 (HENRY LEE)**

71 Hold a public hearing to discuss and consider a request by Annette Lall on behalf of HIS Covenant Children, Inc. for the approval of a *Certificate of*  
72 *Appropriateness (COA)* for exterior alterations on a *Landmark Property* being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith  
73 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.  
74

75 Senior Planner Henry Lee provided a summary regarding the applicant's request. The property has had multiple alterations, but it is still designated  
76 as a landmark property and is on the National Historic Registry. There have been cases related to restoration and rehabilitation of this property  
77 dating back to 2005 and more recently they've had full requests since 2021 with concern relating to the restoration alteration of the building  
78 specifically with the stained-glass windows. While several of these cases have been approved and they were given established timelines none of  
79 those timelines were met which is why we've continued to see cases related to this property continuing until today. Most recently the board had  
80 approved the renovations to exterior including to the doors the steps and to the windows. At this time, only the steps have been complete the doors  
81 were not complete, and the windows were not complete, and they were given a one-year time frame to come back to the board. They did comeback  
82 with a new timeline and requested time for financing. Came back a second time to ask for an extension which was ultimately denied and that was in  
83 March of this year and since then due to the property maintenance violations the applicant has been cited for 34 violations. Tonight, the applicant is  
84 returning to the board, and they are requesting COA to remove the 73 windows and replace them with a new final picture window with wood trim  
85 they would like to replace the six doors with a with six wood doors with fiberglass doors and replace and repair the molding on the tower.  
86

87 Vice-Chairman Frasier opened the public hearing and asked if anyone who wished to speak to come forward at this time.  
88

89 Annetta Lall  
90 102 Fannin Street  
91 Rockwall, TX 75087  
92

93 Mrs. Lall came forward and provided additional details regarding the applicant's request.  
94

95 Director of Planning and Zoning Ryan Miller explained that this has been going on since 2012. The property violations have been ongoing and  
96 multiple COAs have been approved without any work being completed.  
97

98 Scott Jackson  
99 413 Cattle Barron Drive  
100 Rockwall, TX 75032  
101

102 Mr. Jackson came forward and provided additional details regarding the request.  
103

104 Alisa Eller  
105 3721 Oakwood Drive  
106 Grapevine, TX 76051  
107

108 Mrs. Eller came forward and provided additional details regarding the request.  
109

110 James Mayfield  
111 624 Teakwood Drive  
112 Greenville, TX 75402  
113

114 Vice-Chairman Frasier asked if anyone else wished to speak to come forward at this time, there being no one indicating such Vice-Chairman Frasier  
115 closed the public hearing and brought the item back for discussion or action.  
116

117 Board member McNeely asked if they add new the new windows if they'll be regular or stained glass.  
118

119 Director of Planning and Zoning explained that they still don't know what materials will be used.  
120

121 Board member Frasier made a motion to deny H2024-019 without prejudice. Board member McNeely seconded the motion which was denied without  
122 prejudice by a vote of 5-0.  
123  
124

125 **4. H2024-020 (HENRY LEE)**

126 Hold a public hearing to discuss and consider a request by Michael Caffey for the approval of a *Certificate of Appropriateness (COA)* for a fence on a *Low*  
127 *Contributing Property* being a 0.321-acre parcel of land identified as Lots 9 & 10, Block C, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned  
128 Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 311 S. Fannin Street, and take any action  
129 necessary.  
130

131 Senior Planner Henry Lee provided a summary regarding the request. The property owners requesting a certificate of appropriateness to essentially  
132 replace the 8-foot wood fence they have now with a new 8-foot wood fence. This must come to the HPAB board since exterior work is being done on

134 a historic property that requires a building permit has to receive a certificate of appropriateness before it can receive its permit and go forward started

136 Michael Caffey  
137 311 S. Fannin Street  
138 Rockwall, TX 75087

140 Mr. Caffey came forward and provided additional details in regard to the request.

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

145 Board member Gaskin made a motion to approve H2024-020. Vice-Chairman Frasier seconded the motion which passed by a vote of 5-0.

147 5. H2024-021 (BETHANY ROSS)

148 Hold a public hearing to discuss and consider a request by Zenon Jimenez on behalf of Clay Shipman for the approval of a Certificate of Appropriateness (COA) for a Sports Court on a Medium Contributing Property being a 0.4590-acre parcel of land identified as Lot B, Block 5, Farmer & Merchants 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 406 Williams Street, and take any action necessary.

153-156 Planner Bethany Ross provided a brief summary in regards to the applicants request. The applicant has requested a Certificate of Appropriateness for a sports court. The subject property is classified as a medium contributing property. A Certificate of Appropriateness is required for alterations of the home. In this case the applicant's scope of work will require a paving permit. Sports court generally conforms to the UDC. On September 6, 2024 staff mailed out notices to property owners and occupants.

158 Clay Shipman  
159 742 Ridge Hallow Road  
160 Rockwall, TX 75032

162 Mr. Shipman came forward and provided additional details in regard to the request.

164 Director of Planning and Zoning explained that if there is lighting there will be needing a Specific Use Permit.

166 Vice-Chairman Frasier opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.

168 Carol Crow  
169 504 Williams Street  
170 Rockwall, TX 75087

172 Mrs. Crow came forward and expressed her concerns. In regards to the applicants request.

174 Vice-Chairman Frasier asked if anyone else who wished to speak to come forward at this time. There being no one indicating such, Vice-Chairman Frasier closed the public hearing and brought the item back for discussion or action.

177 Mr. Shipman came forward and expressed that he will not be using this property for an office.

179 Vice-Chairman Frasier made a motion to approve H2024-021. Vice-Chairman Lewis seconded the motion which passed by a vote of 4-1 with board member McNeely dissenting.

182 V. ADJOURNMENT

184 Vice-Chairman Frasier adjourned the meeting at 7:01PM

186 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 21<sup>ST</sup> DAY OF November 2024.

190   
191 TIFANY MILLER, CHAIRMAN

193   
194 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR