

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
FEBRUARY 17, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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3 I. CALL TO ORDER

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5 **Chairman Jay Odom called the meeting to order at 6:02 PM. Board members present were Sarah Freed, Marci Hall, Brad Adams, and Beverly**
6 **Bowlin. Absent from the meeting were Board Members Tiffany Miller and Alma McClintock. Staff members present were Planning and Zoning**
7 **Director Ryan Miller, Planners Henry Lee and Bethany Ross, and Planning Coordinator Angelica Gamez.**

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9 II. OPEN FORUM

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11 *This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the*
12 *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*
13 *OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas*
14 *Open Meetings Act.*

15
16 **Chairman Odom explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no**
17 **one coming forward to speak Chairman Odom closed the open forum.**

18
19 III. CONSENT AGENDA

20
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.*

23
24 1. Approval of Minutes for the December 16, 2021 Historic Preservation Advisory (HPAB) meeting.

25
26 **Board member Freed made a motion to approve the consent agenda. Board member Hall seconded the motion which passed by a vote of 5-0**
27 **with Board members McClintock and Miller absent.**

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 section,*
32 *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*
33 *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*
34 *speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*

35
36 2. H2022-001 (HENRY LEE)

37 Hold a public hearing to discuss and consider a request by Charles Rickerson for the approval of a Certificate of Appropriateness (COA) for a Non-
38 Contributing Property being a 0.207-acre parcel of land identified as a Lot 11 of the Dawson Addition, City of Rockwall, Rockwall County, Texas, zoned
39 Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 511 Munson Street, and take any action
40 necessary.

41
42 **Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting a COA for the purpose of constructing a**
43 **new residential wrought iron fence and gate. The gate is proposed to be located on the west side of the property with the fence on the east side.**
44 **The applicant's proposed scope of work does not appear to impair the historical integrity of the subject property or the adjacent properties.**
45 **However, approval of a COA is a discretionary decision for the HPAB.**

46
47 **Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time.**

48
49 **Charlie Rickerson**
50 **172 Ridge Road**
51 **Rockwall, TX 75087**

52
53 **The applicant came forward and provided additional details in regards to the request.**

54
55 **Chairman Odom asked if anyone else wished to speak; there being no one indicating such, Chairman Odom closed the public hearing and**
56 **brought the item back to the Board for discussion or action.**

57
58 **Board member Freed made a motion to approve H2022-001. Vice-Chairman Adams seconded the motion which passed by a vote of 5-0.**
59

60 3. H2021-005 (HENRY LEE)

61 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
62 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 Addition, City of
63 Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.
64

65 Planner Henry Lee provided a brief summary and history in regards to the request. The applicant is requesting to replace 83 windows, 5 doors,
66 and resurface and paint the steps leading to the building. The bid for this was: \$60,000 for removing and installation of the windows, \$7,800 for
67 the door removal and replacement, making the total \$67,800. The windows that were going to replace the windows would be double-paned glass
68 which will take 2 weeks to install but 8 weeks for them to be delivered. As a reminder, Mr. Lee explained that this case was brought to the Board
69 from the Neighborhood Improvement Services for violations for property maintenance specifically related to repairs. Mr. Lee also explained how
70 the Board could vote in regards to the different bids on the request.

71
72 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time.

73
74 Annette Lall (applicant)
75 102 N. Fannin Street
76 Rockwall, TX 75087
77

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

79
80 Board member Hall asked why the windows have to be replaced with double-paned glass.
81 Board member Bowlin expressed her being skeptical of the request.

82
83 Chairman Odom asked if anyone else wished to speak; there being no one indicating such, Chairman Odom closed the public hearing and
84 brought the item back to the Board for discussion or action.

85
86 After some discussion, Board member Freed made a motion to deny without prejudice the removal of the stained glass windows and
87 replacement with the double-paned glass.

88 Board member Freed made a motion to approve the COA for the work to be done to the concrete steps.

89 Board member Freed made a motion to approve the COA for the replacement of the doors.

90 Vice-Chairman Adams seconded the motion which passed by a vote of 5-0.
91
92

93 4. H2021-007 (HENRY LEE)

94 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 Building Permit Fee
95 Waiver for a Landmark Property being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall
96 County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.
97

98 Planning and Zoning Director Ryan Miller provided explanation on how the Board could take action on this case due to the voting from the
99 previous item.

100
101 Vice-Chairman Adams made a motion to approve H2021-007 for repairing the steps and the doors. Board member Freed seconded the motion
102 which passed by a vote of 4-1 with Board member Bowlin dissenting.
103

104 V. DISCUSSION ITEMS

105
106 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases*
107 *that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on these cases can take place*
108 *when these items are considered for action by the Historic Preservation Advisory Board.*
109

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

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112 Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects.
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114 VI. ADJOURNMENT

115
116 Chairman Odom adjourned the meeting at 6:54 PM.
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118

119 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE

120 19 DAY OF May 2022.

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122 
123 JAY ODOM, CHAIRMAN

124
125
126
127 ATTEST: ANGÉLICA GAMEZ, PLANNING COORDINATOR
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