

# MINUTES

HISTORIC PRESERVATION ADVISORY BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
JUNE 15, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER

3

4 Board member Sarah Freed brought the meeting to order at 6:03 PM. Board members present were Haydon Frasier, Tiffany Miller, and Allison  
5 McNeely. Absent from the meeting were Chairman Jay Odom and Board member Steve Gaskin. Staff members present were Director of Planning  
6 and Zoning Ryan Miller, Planners Bethany Ross and Henry Lee, Planning Technician Angelica Guevara, and Planning Coordinator Melanie Zavala.

7

8 II. OPEN FORUM

9

10 *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.*  
11 *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*  
12 *the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per*  
13 *the Texas Open Meetings Act.*

14

15 Board member Freed explained how open forum is conducted and asked if anyone wished to speak to come forward at this time.

16

17 Paul Nicholson  
18 405 N. Fannin Street  
19 Rockwall, TX 75087

20

21 Mr. Nicholson came forward and expressed his concerns in regards to 303 Williams Street.

22

23 Board member Freed asked if anyone else wished to speak; there being no one indicating such, Board member Freed closed the open forum.

24

25 III. CONSENT AGENDA

26

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

29

30 (1) Approval of Minutes for the May 18, 2023 Historic Preservation Advisory (HPAB) meeting.

31

32 Board member Frasier made a motion to approve the consent agenda. Board member Miller seconded the motion, with an amendment to a spelling  
33 error on Line 43, which passed by a vote of 4-0.

34

35 IV. PUBLIC HEARING ITEMS

36

37 *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*  
38 *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*  
39 *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*  
40 *limit all comments to three (3) minutes out of respect for the time of other citizens.*

41

42 (2) H2023-008 (BETHANY ROSS)

43

44 Hold a public hearing to discuss and consider a request by Kim Armstrong for the approval of a Certificate of Appropriateness (COA) for a driveway on a *High*  
45 *Contributing Property* being a 1.181-acre tract of land identified as Block 51 of the B.F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned  
46 Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 307 S. Clark Street, and take any action  
47 necessary.

47

48 Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting a COA for the purpose of constructing a  
49 driveway on a high contributing property that is situated within the Old Town Rockwall Historic District. The applicant has provided two (2) options  
50 in regards to the driveway: [Option A] is to construct the driveway out of black star gravel with a stone border and [Option B] is to pave the  
51 driveway with leuders gray pavers. In addition, Option A also includes updated landscape plans. The guidelines suggest that driveways and  
52 sidewalks should be paved with concrete, brick, cut stone pavers, natural rock or asphalt. All new sidewalks and driveways should be constructed  
53 to be compatible in texture, color, style and size with the main structure on the lot. The guidelines also mention that parking should be on  
54 improved surfaces only. In this case, the applicant has indicated that the gravel area will be used for parking which means [Option A] would not be  
55 in conformance with the requirements contained in the UDC. However, [Option B] would be in conformance. It should be noted that staff was  
56 unable to find any other COA that was approved allowing gravel in lieu of the required paving materials. Planner Ross advised that gravel is not  
57 allowed in any portion of the city. If the Board chose to approve the gravel it could set a precedence for the Historic District. With that being said,  
58 both Option A and Option B do not appear to impair the historical integrity of the subject property nor does it appear to have a negative impact on  
59 the adjacent properties. Requests for COA are discretionary; however, staff just asks that the Board makes a motion and indicates which option  
60 they are making the motion for. She added that staff mailed out 31 notices to property owners and occupants within 200-feet of the subject  
61 property on June 6, 2023. Staff has since received one (1) notice in favor of the request.

62

63 Chris Armstrong  
64 307 S. Clark Street

65 Rockwall, TX 75087

66  
67 Mr. Armstrong came forward and provided additional details in regards to the request.

68  
69 Board member Freed opened the public hearing and asked anyone who wished to speak to come forward at this time. There being no one  
70 indicating such, Board member Freed closed the public hearing and brought the item back to the Board for discussion or action.

71  
72 Board member Frasier asked if this was a multi-resident house.

73  
74 Board member Frasier asked if the applicants currently lived there.

75  
76 After some discussion, Board member Miller made a motion to approve *Option B* for H2023-008. Board member Frasier seconded the motion which  
77 passed by a vote 4-0.

78  
79 (3) H2023-009 (HENRY LEE)

80 Hold a public hearing to discuss and consider a request by Michael Cheatham on behalf of Jim Ricketts for the approval of a *Certificate of Appropriateness*  
81 (*COA*) for exterior alterations on a *High Contributing Property* being a 0.550-acre parcel of land identified as Lot C, Block 122, B. F. Boydston Addition, City  
82 of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 401  
83 N. Fannin Street, and take any action necessary.

84  
85 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a COA for exterior alterations on a High  
86 Contributing property. They are requesting to convert the exterior detached garage. For their scope of work, they would be removing the garage  
87 doors and replacing them with four windows. Also, there's a double door that enters into the building now that will be replaced with a single door  
88 and they will be updating the electrical and HVAC system. Planner Lee advised that they will also be installing dry wall while repairing the concrete  
89 floor and will be converting the storage area into a patio. The HPAB will be looking at the windows and determine if the windows are similar to what  
90 was represented in that time period. The applicant has stated that the materials will not be changing and will be matching what's there. Based on  
91 the windows shown on the renderings, they appear to be like and kind to what's on the home now. On June 5, 2023 staff mailed out 35 notices to  
92 property owners and occupants within 500-feet of subject property. Staff has not received any notices back in regards to the applicant's request.

93  
94 Jim Ricketts  
95 401 N. Fannin  
96 Rockwall, TX 75087

97  
98 Mr. Ricketts came forward and provided additional details in regards to the request.

99  
100 Michael Cheatham  
101 1203 Cedar Ridge Road West  
102 Heath, TX 75032

103  
104 Mr. Cheatham came forward and provided additional details in regards to the request.

105  
106 Board member Freed opened the public hearing and asked anyone who wished to speak to come forward at this time.

107  
108 Paul Nicholson  
109 405 N. Fannin Street  
110 Rockwall, TX 75087

111  
112 Mr. Nicholson came forward and said he was in favor of the applicant's request.

113  
114 Board Member Freed asked if anyone else wished to speak; there being no one indicating such, Board member Freed closed the public hearing  
115 and brought the item back to the Board for discussion or action.

116  
117 Board member Frasier asked if there was going to be any plumbing in the garage.

118  
119 Board member McNeely made a motion to approve the COA as presented for H2023-009 with staff recommendations. Board member Frasier  
120 seconded the motion which passed by a vote of 4-0.

121  
122 V. ACTION ITEMS

123  
124 (4) Discuss and consider a request by Alexander Barakat for a waiver to the time limitation requirements on a denied application to allow the reapplication of a  
125 *Certificate of Appropriateness (COA)* for a front yard fence on a *Medium Contributing Property* being a 0.2800-acre parcel of land identified as a portion of Lot  
126 C, Block 2, Farmers & Merchants Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town  
127 Rockwall (OTR) Historic District, addressed as 303 Williams Street, and take any action necessary.

128  
129 Planning Technician Angelica Guevara provided a brief summary in regards to the request. At the last HPAB meeting, the Board received a request  
130 for a COA to allow for a front yard fence at 303 Williams Street. Ultimately, the Board chose to deny the request due to the proposed fence not  
131 meeting the Historic Guidelines for fences in the district. The UDC states that if an appeal is denied by the HPAB, no further applications may be  
132 considered for the subject matter of the denied COA for a period of one (1) year from the date of the final decision unless the HPAB waives the time

133 limitation. The Board should determine whether there are any sufficient changes or circumstances to warrant a new hearing. Staff received a  
134 written request by the applicant requesting to waive the one (1) year time limitation on resubmitting an application for a COA seeing as he was  
135 unable to attend last month's meetings. However, this is a discretionary decision for the HPAB and will require a simple majority vote for approval.  
136

137 **Alexander Barakat**  
138 **2234 Randas Way**  
139 **Rockwall, TX 75087**  
140

141 **Mr. Barakat came forward and provided an explanation as to why he was requesting this waiver.**  
142

143 **Board member Frasier made a motion to allow the applicant to resubmit the Certificate of Appropriateness within the one year. Board member**  
144 **McNeely seconded the motion which passed by a vote 4-0.**  
145

146 VI. DISCUSSION ITEMS  
147

148 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that*  
149 *will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on these cases can take place when*  
150 *these items are considered for action by the Historic Preservation Advisory Board.*  
151

152 (3) Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)  
153

154 **Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects.**  
155

156 VII. ADJOURNMENT  
157

158 **Board member Freed adjourned the meeting at 6:41 PM.**  
159

160 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 20<sup>th</sup> DAY  
161 OF July 2023.  
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163   
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165  
166 JAY ODOM, CHAIRMAN  
167

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169  
170 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR