

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JANUARY 18, 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, Ben
6 Lewis and Brandon Litton. Board members absent were Steve Gaskin. Staff members present were Director of Planning and Zoning Ryan Miller,
7 Senior Planner Henry Lee and Planning Technician Angelica Guevara. Absent from the meeting was Planner Bethany Ross and Planning
8 Coordinator Melanie Zavala.

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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 a public hearing.*
13 *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*
14 *the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per*
15 *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 Tiffany Miller closed the open forum.

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20 III. CONSENT AGENDA

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22 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code*
23 *(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 December 21, 2023 Historic Preservation Advisory (HPAB) meeting.

26
27 Board Member Freed made a motion to approve Consent Agenda. Vice-Chairman Frasier seconded the motion which passed by a vote of 6-0.

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

- 35
36 2. H2024-001 (HENRY LEE)

37 Hold a public hearing to discuss and consider a request by Chris Beardson of MSMC Group for the approval of a Certificate of Appropriateness (COA) for the
38 purpose of remodeling an existing non-residential building that is designated as a Non-Contributing Property being a 0.66-acre tract of land identified as Lots 1
39 & 2, Block A, Thomas & Smith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the Old Town Rockwall
40 (OTR) Historic District, addressed as 308 N. Fannin Street, and take any action necessary.

41
42 Senior Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a Certificate of Appropriateness (COA)
43 for the purpose of remodeling an existing non-residential building that is designated as a Non-Contributing Property. Staff had noticed there was
44 paint swatches painted on the building. The property owner was notified not to do any work on the exterior building since it was located in the
45 Historic District. They were notified that they would have to come in and get a COA through the Historic Preservation Advisory Board. The
46 applicant did reach out to staff apply. During the process the door for the entry way was replaced. That being said the applicant is requesting a
47 COA to allow the exterior remodel of the building. Staff wanted to note that the brick has not been painted before therefore that would be a
48 discretionary decision for the HPAB. Staff mailed out 38 notices to property owners and occupants within 200ft. During that time staff did not
49 receive any notices in return.

50
51 Chairman Miller opened the public hearing and asked anyone who wished to speak to come forward at this time.

52
53 Paul Nicholson
54 405 N Fannin St
55 Rockwall, TX 75087

56
57 Mr. Nicholson came forward and asked what would be happening with the white building next to the property by it.

58
59 Kathy Seregow
60 503 N Fannin St
61 Rockwall, TX 75087

62
63 Mrs. Seregow came forward and explained that the property owner notification notices were difficult to understand.

64 James Seregow
65 503 N Fannin
66 Rockwall, TX 75087
67

68 Mr. Seregow came forward and expressed his concerns in regards to the color of the building.
69

70 Chairman Miller closed the open forum and brought the item back to the board for discussion or action.
71

72 Chris Beardon
73 308 N Fannin St
74 Rockwall, TX 75087
75

76 Mr. Beardon came forward and added additional details in regards to the request.
77

78 Board member Freed made a motion to approve H2023-022. Board member Lewis seconded the motion which passed by a vote of 5-1. Chairman
79 Miller dissenting and Board Member Gaskin absent.
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81 V. DISCUSSION ITEMS
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83 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that*
84 *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*
85 *these items are considered for action by the Historic Preservation Advisory Board.*
86

87 3. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)
88

89 Director of Planning and Zoning Ryan Miller indicated that there are currently no ongoing historic projects.
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91 VI. ADJOURNMENT
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93 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 21 DAY
94 OF March 2023-2024
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96 
97
98 TIFFANY MILLER, CHAIRMAN

99 
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101
102 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR
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