

# MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
JANUARY 21, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER  
3

4 Chairman Jay Odom called the meeting to order at 6:00 PM. Board members present were Carolyn Francisco, Brad Adams, Alma  
5 McClintock, Sarah Freed, Beverly Bowlin and Tiffan Miller. Staff members present were Planning and Zoning Director Ryan Miller, Planning  
6 and Zoning Manager David Gonzales, Planner Henry Lee, and Planning and Zoning Coordinator Angelica Gamez.  
7

8 II. OPEN FORUM  
9

10 Chairman Odom explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being  
11 no one coming forward to speak Chairman Odom closed the open forum.  
12

13 III. CONSENT AGENDA  
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- 15 1. Approval of Minutes for the November 19, 2020 Historic Preservation Advisory (HPAB) meeting.  
16

17 Board member Miller made a motion to approve the consent agenda. Board member McClintock seconded the motion which passed by a  
18 vote of 7-0.  
19

20 IV. PUBLIC HEARING ITEMS  
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22 2. H2021-001 (HENRY LEE)

23 Hold a public hearing to discuss and consider a request by Rick Cawthon for the approval of a Certificate of Appropriateness (COA) for an  
24 accessory structure on a Medium-Contributing Property identified as a portion of Block 22, F & M Addition, City of Rockwall, Rockwall County,  
25 Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 205 N. Clark Street, and  
26 take any action necessary.  
27

28 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting the approval of a Certificate of  
29 Appropriateness (COA) for the purpose of constructing a new accessory building. The accessory building would be 240 square feet or 12-  
30 feet by 20-feet, and will be located in the rear of the property and does meet all of the setback requirements. The color of the proposed  
31 building would be white with black trim and the applicant has indicated that no utilities would be ran thru this structure. The approval of a  
32 COA is a discretionary decision for the Historic Preservation Advisory Board (HPAB) and will also require approval of a Specific Use Permit  
33 (SUP). If this item is approved by the HPAB then they will be granted a COA. This will then recommend approval for a SUP and will be  
34 forwarded to the Planning and Zoning Commission and City Council.  
35

36 Board Member Francisco asked why the SUP was required.  
37

38 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one doing  
39 such, Chairman Odom closed the public hearing and brought the item back to the Commission for discussion or action.  
40

41 Board Member Miller did not like the fact that it was larger than 144 square feet.

42 Board Member asked if the shed would look exactly like its being shown on the elevations.

43 Chairman Odom indicated that he did not think the shed would be visible.

44 Board Member Freed asked if they could incorporate a recommendation into the motion.

45 Board Member McClintock asked if new pictures would be available for review.  
46

47 After some discussion, Board Member Adams made a motion to table the item until the next meeting to give the applicant a chance to be  
48 present. Board Member Freed seconded the motion to table the item and that vote passed 7-0.  
49

50 V. ACTION ITEMS  
51

- 52 3. Discuss and consider recent development trends in and around the Old Town Rockwall (OTR) Historic District and strategies to further  
53 preservation efforts in the area, and take any action necessary.  
54

55 Director Ryan Miller introduced this item and indicated that Chairman Odom asked this be put on the Agenda to give the HPAB a chance  
56 to have a discussion about some of the adjacent areas and development trends near Old Town Rockwall. Chairman Odom would like to  
57 discuss what these trends mean for the Historic District and the possibility of looking at what area may be significant.  
58

59 Chairman Odom provided a summary of what he's been noticing near Old Town Area and how the Downtown area has been growing even  
60 with prices increasing. He provided a map to show the Board Members. He explained that there could be a precedent set in regards to the  
61 tear downs. He added that while it brought values up, if it continues in the area then all the house that make the area so charming could  
62 soon be gone.  
63

64 Mr. Miller added that if there was a non-contributing property within 300-feet of a contributing property then they would need to bring  
65 forward an application for a Certificate of Appropriateness to make any changes to the exterior of the home that would be visible. In a way,  
66 the Historic Preservation Advisory Board (HPAB) acts as a pseudo-HOA in an area that does not have HOA requirements with a Historic  
67 focus.

68 Chairman Odom asked if the property mentioned before were included in the Historic District then would it have been presented to the  
69 HPAB where they would have gotten a chance to state whether or not it was a good idea to tear down homes or not. Mr. Miller clarified  
70 that there is a demolition by neglect where the HPAB could stall the demolition of a Historic property in order to find a buyer. If a buyer is  
71 not found within a certain amount of time then it can be removed.  
72

73  
74 Mr. Miller advised the Board that they should hold a town hall meeting and invite the property owners living near but not within the Historic  
75 District and propose the idea of expanding the Historic District. Should the property owners show support of the idea, then the HPAB  
76 would have to go before the City Council to present the expansion idea. Staff would then take that thru the zoning process due to essentially  
77 putting more restrictions on the property. The proposal would go thru the public hearing process and Staff would educate the homeowners  
78 as to what the expansion means. In the future, if approved, property owners would have to come before the Board to make any changes  
79 to the outside of their home.  
80

81 The rest of the Board members expressed their support of the idea.  
82

83 Mr. Miller advised that the next step would be to hold a work session so the Board Members could choose the desired boundaries to  
84 present to the City Council and start getting the interest of the residents.  
85

86 VI. DISCUSSION ITEMS

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88 4. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)  
89

90 Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects.  
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92 VII. ADJOURNMENT

93  
94 Chairman Odom adjourned the meeting at 6:51 PM.  
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96 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE  
97 18 DAY OF MARCH 2021.  
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101 \_\_\_\_\_  
102 JAY ODOM, CHAIRMAN

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104   
105 \_\_\_\_\_  
106 ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR