

MINUTES

HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JUNE 16, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER

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4 **Chairman Jay Odom brought the meeting to order at 6:01 PM. Board members present were Sarah Freed, Marci Hall, Beverly Bowlin, and Brad Adams. Absent from the meeting were Board members Alma McClintock and Tiffany Miller.**

7 II. OPEN FORUM

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9 *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.*

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

17 III. CONSENT AGENDA

18 *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.*

21 1. Approval of Minutes for the May 19, 2022 Historic Preservation Advisory (HPAB) meeting.

23 **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.**

25 IV. PUBLIC HEARING ITEMS

27 *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.*

32 2. **H2022-010 (BETHANY ROSS)**

33 Hold a public hearing to discuss and consider a request by Blas and Ana K. Mejia for the approval of a Certificate of Appropriateness (COA) for a front yard fence on a Medium Contributing Property being a 0.263-acre parcel of land identified as Lot 1, Block 6, 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 502 Kernodle Street, and take any action necessary.

38 **Planner Bethany Ross provided a brief summary in regards to the request. The applicant is proposing to construct a 40-inch tall white alternating picket fence along the southwest and property line. Along the west property line, the applicant is proposing a small door to open up the existing sidewalk that leads to the side entry of the home. Along the north property line, the applicant is proposing another small door to open out to the existing sidewalk that leads up to the second entry. Planner Ross advised that approval of a COA is a discretionary decision for the HPAB. IF the Board approves the COA tonight, a recommendation will be forwarded to the Planning and Zoning Commission for the approval of an exemption to allow a front yard fence. Staff mailed out 25 notices to property owners and occupants within 200-feet of the subject property.**

46 **Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward. There being no one indicating such, Chairman Odom closed the public hearing and brought the item back to the Board for discussion or action.**

49 **Board Member Adams made a motion to approve H2022-010. Board Member Freed seconded the motion which passed by a vote of 5-0.**

51 3. **H2022-011 (RYAN MILLER)**

52 Hold a public hearing to discuss and consider a request by Tim Herriage for the approval of a Certificate of Appropriateness (COA) for the demolition of an accessory building on a High Contributing Property being a 0.7096-acre parcel of land identified as Lot 1-R, Block 2, Buttgen 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 501 Kernodle Street, and take any action necessary.

57 **Director of Planning and Zoning Ryan Miller provided a brief summary in regards to the request. The applicant is requesting approval of a COA to remove a greenhouse on the subject property. He added that it really doesn't have any original value to the historic home. Director Miller advised that approval of a COA is a discretionary decision for the HPAB. Staff mailed out notices to property owners and occupants within 200-feet of the subject property.**

62 **Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward. There being no one indicating such, Chairman Odom closed the public hearing and brought the item back to the Board for discussion or action.**

65 Board Member Freed made a motion to approve H2022-011. Board Member Adams seconded the motion which passed by a vote of 5-0.

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67 4. H2022-012 (HENRY LEE)

68 Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Certificate of Appropriateness (COA) for the
69 demolition of existing accessory buildings, the construction of a guest quarters/detached garage, and expanding the driveway on a Low Contributing
70 Property being a 0.7379-acre parcel of land identified as Block 105A-1, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-
71 Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 401 S. Clark Street, and take any action necessary.

72
73 Planner Henry Lee provided a brief summary in regards to the request. The applicant is proposing to demolish five (5) structures and landscape
74 features, construct a new guest quarters and detached garage, and pave a larger driveway. They have indicated that the under roof area to be
75 demolished is approximately 1,521 square-feet and the approximate total demolition area is 4,637 square-feet. To replace the demolished
76 structures, the applicant is requesting to construct a 30x50 or 1,500 square-foot guest quarter/detached garage. While the scope of work for the
77 demolition is in conformance with the UDC guidelines, the proposed guest quarters and driveway do not appear to meet the Historic
78 Preservation guidelines of the UDC. However, the proposed project does not appear to impair the historic integrity of the property nor will it
79 negatively impact the adjacent properties. However, this is a discretionary decision for the Historic Preservation Board. If the Board chooses to
80 approve this then the applicant will have to go to Planning and Zoning due to the size of the structure exceeding maximum requirements of the
81 district. Staff mailed out 28 notices to property owners and occupants within 200-feet of the subject property. Planner Lee then advised that the
82 applicant and staff were present and available for questions.

83
84 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward. There being no one indicating such,
85 Chairman Odom closed the public hearing and brought the item back to the Board for discussion or action.

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87 Chairman Odom asked the applicant to come forward.

88
89 Mark Combs
90 401 S. Clark Street
91 Rockwall, TX 75087

92
93 Mr. Combs came forward and provided additional details in regards to his request.

94
95 After lengthy discussion between the applicant and the Board, Board Member Adams made a motion to approve H2022-012. Board Member
96 Freed seconded the motion which passed by a vote of 5-0.

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98 5. H2022-013 (HENRY LEE)

99 Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Small Matching Grant for the construction of a
100 guest quarters/detached garage on a Low Contributing Property being a 0.7379-acre parcel of land identified as Block 105A-1, B. F. Boydston Addition,
101 City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed
102 as 401 S. Clark Street, and take any action necessary.

103
104 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a small matching grant as well and they are a
105 contributing property so they are eligible for up to \$1000 for the small matching grant. Planner Lee advised that this was a discretionary
106 decision for the Board.

107
108 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward. There being no one indicating such,
109 Chairman Odom closed the public hearing and brought the item back to the Board for discussion or action.

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111 Board member Freed made a motion to approve H2022-013. Board member Hall seconded the motion which passed by a vote of 5-0.

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113 6. H2022-014 (HENRY LEE)

114 Hold a public hearing to discuss and consider a request by Mark and Veronica Combs for the approval of a Building Permit Fee Waiver for the construction
115 of a guest quarters/detached garage on a Low Contributing Property being a 0.7379-acre parcel of land identified as Block 105A-1, B. F. Boydston Addition,
116 City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed
117 as 401 S. Clark Street, and take any action necessary.

118
119 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting a building permit fee waiver as well and the
120 estimated project cost is \$115,050. Based on the different permits that they would need to pay for the project, the estimated cost for the fee
121 waiver is \$1063.75. Planner Lee advised that this was a discretionary decision for the Board.

122
123 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward. There being no one indicating such,
124 Chairman Odom closed the public hearing and brought the item back to the Board for discussion or action.

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126 Board member Freed made a motion to approve H2022-014. Chairman Odom seconded the motion which passed by a vote of 5-0.

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128 V. DISCUSSION ITEMS

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130 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases*
131 *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*
132 *when these items are considered for action by the Historic Preservation Advisory Board.*

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134 7. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)
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136 **Planning and Zoning Director Ryan Miller indicated that there was only one update regarding an appeal that was requested at the last meeting.**
137 **The City Council did review it and decided that the Historic Board did not error in their decision. Ultimately, that case and the Certificate of**
138 **Appropriateness was denied.**

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140 VI. ADJOURNMENT

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142 **Chairman Odom adjourned the meeting at 7:08 pm**

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144 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 16th DAY
145 OF February 2022

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148 _____
149 JAY ODOM, CHAIRMAN

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151 
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153 ATTEST: BETHANY ROSS, PLANNER