

MINUTES

HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MARCH 20, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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3 I. CALL TO ORDER
4

5 Board Member Freed brought the meeting to order at 6:00PM. Board members present were Allison McNeely, Steve Gaskin, and Fran Webb. Board
6 members absent were Chairman Tiffany Miller, Vice-Chairman Haydon Frasier and Bard Member Ben Lewis. Staff members present Senior Planner
7 Henry Lee, Planner Bethany Ross, Planning Technician Angelica Guevara and Planning Coordinator Melanie Zavala. Staff absent from the meeting
8 was Director of Planning and Zoning Ryan Miller.
9

10 II. OPEN FORUM
11

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 Board Member Freed explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time, there
18 being no one indicating such Board Member Freed closed the open forum.
19

20 III. CONSENT AGENDA
21

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 February 20, 2025 Historic Preservation Advisory (HPAB) meeting.
26

27 Board Member Gaskin made a motion to approve the Consent Agenda. Board Member Webb seconded the motion which passed by a vote of 4-0.
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, 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. **H2025-010 (HENRY LEE)**
37

38 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
39 Appropriateness (COA) for exterior alterations for a Landmark Property being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith
40 Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.

41 Senior Planner Henry Lee provided a brief summary in regard to the applicant's request. The subject property has Historical significance due to its
42 architectural engineering. The architect was George Lindsay and Harris & Shuman was the builder. The year it was built was roughly around circa
43 1913. This case may look familiar since the applicant has come forward looking to replace the doors and replace the stained-glass windows.
44 However, this request was ultimately denied by the Historic Preservation Advisory Board (HPAB). The applicant is coming forward to replace the
45 four (4) doors and replace four (4) transom windows. When looking at the Historic guidelines and the images provided in the National Register
46 documentation they provided the doors do appear to be characteristic to what was originally installed on the property during that time period. They
47 are essentially requesting to put in plain glass windows and get the stained-glass windows repaired, and then replace them. When looking at the
48 quote they provided for each of these things the doors are a 12-14-week timeline for a total cost of \$156,802.96 and for the plain glass windows
49 with the stained glass will be a 12-16-week process at \$18,000. Total project cost being \$174,802.96. When looking at this request this does appear
50 to restore some of the historical integrity that has been lost over the property in the past few years. On March 3rd staff mailed out 56 notices to
51 property owners and occupants within 200 feet of the subject property. At this time, there have not been any notices in regard to this request.
52 There is a condition of approval that a new Certificate of Appropriateness (COA) may not be submitted until the scope of work has been fully
53 completed.
54

55 Annette Lall
56 102 N. Fannin Street
57 Rockwall, TX 75087
58

59 Mrs. Lall came forward and expressed that the property is under contract and she would like to table her case until the following meeting.
60

61 Board Member Freed opened the public hearing and asked if anyone who wished to speak to come forward at this time. There being no one
62 indicating such Board Member Freed closed the public hearing and brought the item back for discussion or action.
63

64 Board Member Gaskin made a motion to table this request for next meeting on April 17th. Board Member McNeely seconded the motion which was
65 tabled by a vote of 2-1 with Board Member Freed dissenting.
66

67 3. H2025-011 (ANGELICA GUEVARA)

68 Hold a public hearing to discuss and consider a request by Gary and Carol Byrd for the approval of a *Certificate of Appropriateness (COA)* for an accessory
69 building on a *Non-Contributing Property* being a 0.2850-acre parcel of land identified as Lot 5B, Block 5, Griffith Addition, City of Rockwall, Rockwall County,
70 Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 403 E. Kaufman Street, and take
71 any action necessary.
72

73 Planning Technician Angelica Guevara provided a brief summary in regard to the applicants request. In August of last year, the applicant was
74 granted a Certificate of Appropriateness (COA) to allow the construction of a new single-family home. Included with that approval was a re-
75 designation for the property going to a medium-contributing property to a non-contributing property. The applicant is requesting approval for a
76 COA for the purpose of constructing an accessory building on the subject property. The Unified Development Code (UDC) states that a storage
77 building is allowed in the rear yard and the structure should reflect the character of the existing residents. It should also be compatible in terms of
78 scale, height, size, roof shape, materials and detailing. In this case the proposed structure will be 144 SF and be set on a concrete foundation, be
79 nine (9) feet in height and would be clad in siding to match the primary structure. Based on this, the proposed structure meets all the requirements
80 as stipulated by the Unified Development Code (UDC) With that being said this is a discretionary decision or the Historic Preservation Advisory
81 Board (HPAB) On March 3, 2025 staff mailed out notices to 18 property owners within 200 feet of the subject property. At this time staff had not
82 received any notices in return.
83

84 Board Member Freed opened the public hearing and asked if anyone who wished to speak to come forward at this time. There being no one
85 indicating such Board Member Freed closed the public hearing and brought the item back for discussion or action.
86

87 Board Member Gaskin made a motion to approve H2025-011. Board Member Webb seconded the motion which passed by a vote of 4-0.
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89 V. DISCUSSION ITEMS

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91 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that*
92 *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*
93 *these items are considered for action by the Historic Preservation Advisory Board.*
94

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

96
97 Senior Planner Henry Lee indicated that there are currently no ongoing historic projects.
98

99 VI. ADJOURNMENT

100
101 Board Member Freed adjourned the meeting at 6:13PM

102
103 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 19 DAY
104 OF June 2025

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106
107
108 
TIFFANY MILLER, CHAIRMAN

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110
111 
112 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR
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114
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