

# MINUTES

HISTORIC PRESERVATION ADVISORY BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
JUNE 19, 2025 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 6:02PM. Board members present Sarah Freed, Haydon Frasier, Steve Gaskin, and Fran  
6 Webb. Board members absent were Board Member Alison McNeely, Board Member Ben Lewis. Staff members present Senior Planner Henry Lee,  
7 Senior Planner Bethany Ross, Planning Technician Angelica Guevara and Planning Coordinator Melanie Zavala. Staff absent from the meeting was  
8 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 Chairman Tiffany Miller 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 Chairman Tiffany Miller 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 2. Approval of Minutes for the March 20, 2025 Historic Preservation Advisory (HPAB) meeting.  
28

29 Board Member Freed made a motion to approve the Consent Agenda. Board member Webb seconded the motion which passed by a vote of 5-0.  
30

31 IV. PUBLIC HEARING ITEMS

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33 *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*  
34 *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*  
35 *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*  
36 *limit all comments to three (3) minutes out of respect for the time of other citizens.*  
37

38 3. H2025-012 (BETHANY ROSS)

39 Hold a public hearing to discuss and consider a request by Ashley Egan and Justine Jones for the approval of a Certificate of Appropriateness (COA) for  
40 Exterior Alterations of a Landmark Property being a 0.3900-acre parcel of land identified as Lot A, Block 117, B.F. Boydston Addition, City of Rockwall,  
41 Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 109 St. Mary's Street, and take any action necessary.  
42

43 Senior Planner Bethany Ross provided a brief summary in regard to the applicant's request. This home was constructed in 1888 and is a prime  
44 example of Folk Victorian L-Plan architecture, a vernacular style typical of late 19th-century domestic buildings. It features cross-gabled massing,  
45 wood lap siding, spindle work on the porch, and vertically oriented windows—all consistent with its period and contributing to its landmark  
46 designation. The property was officially designated a Landmark Property in 2008 and has received multiple COAs for preservation-related work  
47 most notably in 2013 and 2017 for improvements such as siding replacement, window updates, and accessory structures. The applicant is seeking  
48 approval for a Certificate of Appropriateness (COA) for proposed exterior alterations. Under the UDC, the HPAB must evaluate whether the  
49 proposed work is consistent with the historic character of the structure and district, will not adversely affect the architectural integrity of the home,  
50 and conforms to the preservation guidelines. The applicants are proposing to enclose 230 square feet of the rear porch. The purpose is to create a  
51 dedicated dining area, and convert a half-bath into a full bathroom. Key design elements include matching lap siding and trim detailing, a sliding  
52 glass door and fixed window with colonial grilles, and retaining the existing roof slope and overhang. The design intends to be reversible, meaning  
53 it could be removed in the future without harming the historic home. Staff finds that the project meets the Historic Preservation Guidelines,  
54 particularly with regard to height, massing, and roof pitch, use of compatible materials, and visual separation of new and historic elements. The  
55 addition is placed at the rear and maintains the original structure's prominence. Staff mailed out notices to 23 property owners within 200 feet of  
56 the site. At this time, staff has received one notice in favor of the request. In conclusion, the proposed addition is sensitive to the historic character  
57 of the 1888 structure, while also accommodating the homeowner's needs. It remains consistent with preservation guidelines and does not  
58 adversely affect adjacent landmark properties.  
59

60 Chairman Miller opened the Public Hearing and asked if anyone who wished to speak to come forward at this time. There being no one indicating  
61 such, Chairman Miller closed the public hearing and brought the item back for discussion or action.  
62

63 Tom Richard  
64 4577 CR 643

65 Nevada, TX 75173

66  
67 Mr. Richard came forward and provided additional details in regards to the applicant's request.

68  
69 Board Member Gaskin asked if the tree would be removed.

70  
71 Board Member Gaskin asked if they were changing the footprint of the property.

72  
73 Board Member Webb asked if they were adding panels to the property.

74  
75 Chairman Miller asked if they were preserving the home character.

76  
77 Board Member Freed made a motion to approve H2025-012 as requested to enclose the patio with like and kind materials and keeping with the  
78 structure. Board Member Gaskin seconded the motion which passed by a vote of 5-0.  
79

80 4. H2025-013 (HENRY LEE)

81 Hold a public hearing to discuss and consider a request by Johnathan Brown, AIA of JHP Architecture and Urban Design on behalf of Darlene Singleton of the  
82 Rockwall Community Playhouse for the approval of a *Certificate of Appropriateness (COA)* for [1] the demolition of two (2) *Medium Contributing Structures*, [2]  
83 the construction of a new performance center and practice hall, and [3] a zoning change from a Single-Family 7 (SF-7) District to a Planned Development  
84 District for two (2) *Medium-Contributing Properties*, one (1) *Low Contributing Property*, and two (2) *Non-Contributing Properties* being a 1.0061-acre tract of  
85 land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-  
86 Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 609 E. Rusk Street and 606, 610, & 612 Kaufman Street,  
87 and take any action necessary.  
88

89 Senior Planner Henry Lee provided a brief summary in regard to the applicants request. There are three parts to this request. The applicant is  
90 requesting rezoning for the property from Single-Family 7 (SF-7) District to a Planned Development (PD) District for Single-Family District land  
91 uses with the addition of the theatre land use as a permit permitted by right. The second is for the demolition of the two (2) structures due to the  
92 existing structures on the subject property. The third would be for the construction of two (2) new buildings. One for the theatre and the second for  
93 a practice hall. The main theatre portion will face Clark Street. When looking at the requirements for the zoning portion the property as it is now is  
94 considered legally non-conforming and is zoned Single-Family 7 (SF-7) District which would not allow the theatre land use. Given that the property  
95 owner is making changes to the property it needs to be brought into conformance, with that they're requesting a Planned Development District  
96 (PD). They're keeping the same underline of Single-Family 7 (SF-7) they're just adding the theatre land use as a permitted by right land use. They're  
97 requesting some changes to the standards this being to the front yard setbacks back along Clark. The side yard adjacent to residential the building  
98 height and the number of parking spaces. When looking at the location and given the residential adjacency there was a note that was included  
99 within the Planned Development District (PD) ordinance that theatre includes whether it be a local non-profit or it being an outside company  
100 theatre that does productions. In the ordinance they specifically wrote that it has to be a community theatre which would be a locally organized  
101 performing arts organization that produces theatre. When looking at the demolition portion of this request the HPAB has three items to review  
102 when looking at demolition one being the building has lost its architecture historical integrity and its removal will not negatively impact the  
103 Historic district. The third part of this COA is for the new construction of the building. The tallest point of the building would reach 55 feet with the  
104 practice building being 29 ½ feet and the midpoint of the practice area would be 24 feet and the theater building would be 44 feet. In regards to  
105 building façade and materials the board should look at the complementary materials. In regard to the fencing with residential adjacency for  
106 commercial properties there is required to be a 20-foot landscape buffer and it can have a masonry wall with canopy trees on 20-foot centers or  
107 they can request to do a wrought iron fence with three-tiered screening which would be a row of canopy and shrubs. In this case as indicated  
108 they're requesting to reduce the setbacks. Staff mailed out 34 notices to property owner and applicants within 200 feet of the subject property.  
109

110 Jonathan Brown  
111 601 Kernoodle Street  
112 Rockwall, TX 75087

113  
114 Mr. Brown came forward and provided additional details in regards to his request.

115  
116 Board Member Gaskin asked if he was going to raise the grade of the property.

117  
118 Vice-Chairman Frasier explained his concern in regard to the property is that there used to be a well on the property.

119  
120 Chairman Miller opened the Public Hearing and asked if anyone who wished to speak to come forward at this time.

121  
122 Christi Gates  
123 104 N Clark Street  
124 Rockwall, TX 75087

125  
126 Mrs. Gates came forward and explained she did not want the property to turn into a commercial property.

127  
128 Robert McDonald  
129 206 N Clark Street  
130 Rockwall, TX 75087

131  
132 Mr. McDonald came forward and explained there was already traffic issues and explained he wanted the property to remain single-family.  
133

134 **Craig Smith**  
135 **610 E. Rusk Street**  
136 **Rockwall, TX 75087**

137  
138 **Mr. Smith came forward and explained he is concerned with the traffic and the single-family being changed.**

139  
140 **Mr. Brown came forward and explained there is insufficient parking for the theatre but this new concept plan will have enough parking.**

141  
142 **Senior Planner Henry Lee explained the parking requirements are 1:3 seats.**

143  
144 **Board Member Gaskin made a motion to table H2025-013 to seek other options in regard to the height of the building and making it smaller. Board**  
145 **Member Webb seconded the motion and was tabled by a vote of 5-0.**

146  
147 **V. DISCUSSION ITEMS**

148  
149 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that*  
150 *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*  
151 *these items are considered for action by the Historic Preservation Advisory Board.*

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

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155 **VI. ADJOURNMENT**

156  
157 **Chairman Miller adjourned the meeting at 7:15PM**

158  
159 **PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 17 DAY**  
160 **OF July 2025.**

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162  
163  
164 **TIFFANY MILLER, CHAIRMAN**

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166  
167  
168 **ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR**

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