

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JUNE 18, 2026 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

I. CALL TO ORDER

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

II. OPEN FORUM

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.

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 being no one indicating such Chairman Tiffany Miller closed the open forum.

III. CONSENT AGENDA

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.

1. Approval of Minutes for the April 16, 2026 Historic Preservation Advisory (HPAB) meeting.

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.

IV. PUBLIC HEARING ITEMS

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.

2. H2026-003 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Richard and Sarah Allegretto for the approval of a Small Matching Grant for the purpose of repairing a window on a High Contributing Property being a 0.3210-acre tract of land identified as Lots 7 & 8, Block A, Eppstein 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 402 Munson Street, and take any action necessary.

Planning Technician Angelica Guevara provided a brief summary, explaining that the purpose of the Small Matching Grants Program is to encourage small improvements and beautification projects. She stated that the applicant is requesting approval to restore and repair an original historic wood-framed stained-glass window, which appears to meet the intent of the program. Mrs. Guevara noted that staff received an updated contractor quote, which had been provided to the Board, indicating the total project valuation is \$3,300. Based on the project cost, the request qualifies for a Small Matching Grant of up to \$1,000; however, approval of the request is at the discretion of the Historic Preservation Advisory Board. She further explained that, as of October 1, 2025, the Board had approved two other Small Matching Grants for Fiscal Year 2026, and if this request is approved, the remaining Small Matching Grant funding balance would be reduced to \$2,500. Mrs. Guevara added that this is a historic case and that 24 public notices were mailed to property owners and occupants within 200 feet of the subject property. At the time of the meeting, staff had not received any responses regarding the applicant's request.

Sarah Allegretto
402 Munson Street
Rockwall, TX 75087

Mrs. Allegretto came forward and explained they were excited about repairing the window and bringing the house back to its full beauty.

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 such, Chairman Miller closed the Public hearing and brought the item back for discussion or action.

Board Member Freed made a motion to approve H2026-003. Board Member Webb seconded the motion which passed by a vote of 5-0.

62 V. DISCUSSION ITEMS

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64 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information*
65 *and/or cases that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on*
66 *these cases can take place when these items are considered for action by the Historic Preservation Advisory Board.*

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

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70 VI. ADJOURNMENT

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72 **Chairman Tiffany Miller adjourned the meeting at 6:08PM**

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74 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS
75 THE 10th DAY OF August 2026.

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HAYDON FRASIER, VICE-CHAIRMAN

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ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR

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