

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
NOVEMBER 18, 2021 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER
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4 Chairman Jay Odom called the meeting to order at 6:00 PM. Board members present were Sarah Freed, Marci Hall, Brad Adams, Alma
5 McClintock, Tiffany Miller and Beverly Bowlin. Staff members present were Planning and Zoning Director Ryan Miller and Planners Henry Lee
6 and Andrew Reyna. Absent from the meeting was Planning and Zoning Coordinator Angelica Gamez.
7

8 II. OPEN FORUM
9

10 *This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per*
11 *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*
12 *the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the*
13 *Texas Open Meetings Act.*
14

15 Chairman Odom explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no
16 one coming forward to speak Chairman Odom closed the open forum.
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18 III. CONSENT AGENDA
19

20 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code*
21 *(UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*
22

- 23 1. Approval of Minutes for the May 20, 2021 Historic Preservation Advisory (HPAB) meeting.
24

25 Board member McClintock made a motion to approve the consent agenda. Chairman Odom seconded the motion which passed by a vote of 5-
26 0.
27

28 IV. APPOINTMENTS
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- 30 2. Appointment with Carol Crow to discuss and consider recommending changes to the *Conditional Land Use Standards* for the *Bed and Breakfast*
31 land use, and take any action necessary.
32

33 Carol Crow
34 504 Williams Street
35 Rockwall, TX 75087
36

37 Mrs. Crow came forward and expressed her frustration with the cutting down of older trees and historic homes. She also had some questions
38 regarding bed and breakfasts and building guest quarters over her garage. Mrs. Crow also provided a brief history in regards to the citizens
39 joining the Historic District as well as making the Downtown Square an intricate part of the town. She also advised of all the popular activities
40 and events that were founded by the Old Town Homeowners Association. She requested that the Historic Preservation Advisory Board, Old
41 Town members, and Planning and Zoning Staff get together to review the guidelines and uses for the Historic District and make needed
42 revisions. Mrs. Crow added that they (those who live in Old Town) need clearly written guidelines on what is and what is not allowed in their
43 neighborhood. She requested that the use of bed and breakfast be removed from being allowed in the Historic District. She also went on to
44 ask that more residents from Old Town be considered for the Historic Preservation Advisory Board.
45

46 Planning and Zoning Director Ryan Miller addressed some of the comments and concerns made by Mrs. Crow. He also gave a brief summary
47 as to how the guidelines came to place for Old Town. He explained to the Board what their options were on regards to Mrs. Crow's requests.
48

49 After some discussion between the Board, Board Member Freed made a motion to remove the bed and breakfast use out of (A) to protect the
50 Old Town Historic District and provide that direction to City Council. Board member McClintock seconded the motion which passed by a vote
51 of 7-0.
52

53 V. PUBLIC HEARING ITEMS
54

55 *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,*
56 *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*
57 *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*
58 *speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*
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60 3. H2021-004 (ANDREW REYNA)

61 Hold a public hearing to discuss and consider a request by Haydon Frasier for the approval of a Certificate of Appropriateness (COA) for a Medium
62 Contributing Property being a 0.388-acre tract of land identified as a portion of Block 121 of the B. F. Boydston Addition, City of Rockwall, Rockwall
63 County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 505 Williams
64 Street, and take any action necessary.

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Planner Andrew Reyna provided a brief summary in regards to the request. The applicant is requesting approval of a COA (Certificate of Appropriateness) for the purpose of permitting a new residential fence and extension of the existing concrete driveway. They are requesting a wrought iron fence along the northwest and northeast corners of the home. In this case, the proposed wrought iron fence is in line with standards as defined in the UDC. Also, the City Engineer has approved the use of exposed aggregate concrete. Staff would also like to note that several properties throughout Old Town Rockwall utilize exposed aggregate concrete for driveways. Mr. Reyna then advised that the applicant and staff were present and available for questions.

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

Haydon Frasier
510 Williams Street
Rockwall, TX 75087

Mr. Frasier came forward and provided additional details in regards to his request.

Board Member Adams made a motion to approve H2021-004. Board member Freed seconded the motion which passed by a vote of 7-0.

4. H2021-002 (ANDREW REYNA)

Hold a public hearing to discuss and consider a request by Haydon Frasier for the approval of a Small Matching Grant for a Medium Contributing Property being a 0.388-acre tract of land identified as a portion of Block 121 of the B. F. Boydston 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 505 Williams Street, and take any action necessary.

Planner Andrew Reyna provided a brief summary in regards to the request. The subject property is located within Old Town Rockwall and is classified a medium contributing property, therefore qualifying for a small matching grant. Approval of this request is a discretionary decision for the Historic Preservation Advisory Board.

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

Board member Freed made a motion to approve H2021-002. Board member Adams seconded the motion which passed by a vote of 6-1 with Board member Miller dissenting.

5. H2021-003 (ANDREW REYNA)

Hold a public hearing to discuss and consider a request by Haydon Frasier for the approval of a Building Permit Fee Waiver for a Medium Contributing Property being a 0.388-acre tract of land identified as a portion of Block 121 of the B. F. Boydston 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 505 Williams Street, and take any action necessary.

Planner Andrew Reyna provided a brief summary in regards to the request. He explained that in order to for a property to qualify for the building permit fee waiver, it must be located within the Old Town Rockwall District and must involve a minimum investment of \$5,000 for rehabilitation or restoration projects. Should the HPAB approve the applicant's request, its building permit application fees would be waived. If approved, upon completion of the project, the applicant will be required to provide staff with all of the receipts from the cost of the project.

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

Board member McClintock asked what would happen if they do not use the entire amount provided.

Board member McClintock made a motion to approve H2021-003. Board member Freed seconded the motion which passed by a vote of 7-0.

6. H2021-005 (HENRY LEE)

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

Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a Certificate of Appropriateness (COA) for the purpose of permitting the replacement of 83 windows, repairing the original stained glass windows, the replacement of five doors, and to resurface and paint the steps leading into the building. The bids provided to the applicant indicate that the window removal and installation be \$60,000. The door removal and replacement will be \$7,800 for a total of \$67,800. The timelines provided with these quotes indicate that once the windows come in, that they'll take a couple of weeks to install. However, the doors are pretty backordered and could take 8-10 weeks to come in and will take 3 days of installation time. Staff should note that there is no estimated timeframe for the repair and replacement of the stained glass windows. The applicant's request does meet all of the

132 requirements as stipulated by the UDC. Staff did include a condition of approval stating that before any building permits are issued on
133 the subject property that the scope of work must be proposed by the Texas Historical Commission.
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135 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one
136 doing such, Chairman Odom closed the public hearing and brought the item back to the Commission for discussion or action.
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138 Annette Lall
139 102 N. Fannin Street
140 Rockwall, TX 75087
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142 Mrs. Lall came forward and provided additional details in regards to the request.
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144 Planning and Zoning Director Ryan Miller provided a brief summary on what the applicant and staff have been working on.
145 Chairman Odom had some questions in regards to the storing of the stained glass windows.
146 Board member Bowlin asked where the funding is coming from in order to do the repairs.
147 Board member Miller asked what the process was for taking out the stained glass windows.
148

149 After some discussion, Board member Adams made a motion to table item H2021-006 until the January 20, 2022 meeting. Board member
150 Miller seconded the motion which passed by a vote of 7-0.
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152 7. H2021-007 (HENRY LEE)

153 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 Building
154 Permit Fee Waiver for a Landmark Property being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City of
155 Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.
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157 Chairman Odom made a motion to table item H2021-007 until the January 20, 2022 meeting. Board member Freed seconded the motion
158 which passed by a vote of 7-0.
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160 VI. DISCUSSION ITEMS
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162 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases*
163 *that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on these cases can take*
164 *place when these items are considered for action by the Historic Preservation Advisory Board.*
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166 8. Discuss the findings of the survey for the expansion of the Old Town Rockwall (OTR) Historic District. (RYAN MILLER)
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168 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the expansion of the Old Town Rockwall Historic District. He
169 explained that based on the negative feedback received by the public, he would recommend that the Board not proceed with the request of
170 expanding.
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172 Board members provided their feedback and explained that they might still want to do the expansion at a later time.
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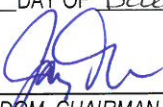
174 9. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)
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176 Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects.
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178 VII. ADJOURNMENT
179

180 Chairman Odom adjourned the meeting at 8:18 PM.
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182 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE
183 16 DAY OF December ~~2021~~ 2021
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186 _____
187 JAY ODOM, CHAIRMAN
188

189 
190 _____
191 ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR
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