

MINUTES

HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MAY 21, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 THE HISTORIC PRESEVATION ADVISORY BOARD MEETING WILL BE HELD IN-PERSON AT ROCKWALL CITY HALL;
3 HOWEVER, AS AN ALTERNATIVE TO ATTENDING THE MEETINGS APPLICANTS, CITIZENS AND INTERESTED PARTIES
4 MAY JOIN REMOTELY VIA ZOOM (AUDIO PARTICIPATION ONLY). CITIZENS AND INTERESTED PARTIES MAY SUBMIT
5 COMMENTS BY EMAIL.
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7 SUBMIT COMMENTS VIA EMAIL

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9 Citizens are encouraged to submit public forum comments at least 30 minutes in advance of the meeting by emailing them to
10 Planning@Rockwall.com. Please include your name and address when submitting comments. Also, please be concise and limit your
11 comments so that it may be read within three (3) minutes.
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13 CITIZENS WATCHING THE MEETING

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15 The public may watch the meeting *live* online by visiting the following link: <http://www.rockwall.com/meetings/video.asp>
16

17 NOTE: Please do not try to watch the meeting live and participate via ZOOM at the same time. There is a timing difference between the two
18 streams. If you feel you need to watch live and also participate (as an applicant *only*) in the meeting via ZOOM, please mute the live stream
19 audio (as it is delayed compared to ZOOM).
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21 APPLICANTS AND CITIZENS PARTICIPATING IN THE MEETING

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23 Applicants and citizens that wish to participate in the meeting virtually by joining with ZOOM, either via a computer, mobile device, and or
24 telephone should follow the following instructions:
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26 (1) Register in advance to participate in the Historic Preservation Advisory Board (HPAB) meeting at this link:
27 https://us02web.zoom.us/webinar/register/WN_s35Rv1sOS96DLTqBTFdkzw.
28

29 (2) After registering, you will receive a confirmation email containing information about joining the meeting. Alternatively, you can join via
30 telephone at:
31

32 US: (301) 715-8592 or (312) 626-6799 or (888) 788-0099
33 Webinar ID: 841-7497-1526
34

35 **NOTE:** Once the agenda item you would like to speak on has been presented by staff, you may hit the raise hand button (or press *9 for
36 telephone participants) to request to speak or to cancel your request. You will be acknowledged and prompted to provide comments
37 when it is your turn to speak during the meeting.
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39 **SPECIAL NOTES:** Only the two-way 'audio' feature of ZOOM will be utilized during the meeting. No ZOOM video will be used. If you are
40 watching remotely via the live stream, please note there is a seven (7) second delay, whereas, ZOOM is in real time.
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42 I. CALL TO ORDER

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45 The meeting was called to order by Board Member Jay Odom at 6:02 p.m. Board members present were Brad Adams,
46 Carolyn Francisco, and Beverly Bowlin. Board Member Maurice Thompson was present via ZOOM. Absent from the
47 meeting were Dick Clark and Jenni Hoffman. Staff members present were Planning and Zoning Manager David Gonzales
48 and Planning and Zoning Coordinator, Angelica Gamez. Absent from the meeting was Director of Planning and Zoning
49 Ryan Miller.
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51 II. OPEN FORUM

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53 Board member Odom explained how Open Forum is conducted and asked if anyone wished to speak to come forward at
54 this time. There being no one coming forward to speak Board member Odom closed the open forum.
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56 III. CONSENT AGENDA

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1. Approval of Minutes for the December 19, 2019 Historic Preservation Advisory (HPAB) meeting.

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Board member Brad Adams made a motion to approve the consent agenda. Board member Beverly Bowlin seconded the motion which passed by a vote of 5-0.

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IV. PUBLIC HEARING ITEMS

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2. **H2020-001 (DAVID GONZALES)**

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Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction Group, LLC for a Certificate of Appropriateness (COA) for a Medium Contributing Property being a 0.23-acre parcel of land, identified as Block 20B, Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action necessary.

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Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicant is requesting a Certificate of Appropriateness (COA) for a medium contributing property. The applicant had converted the property from a Residential property to a commercial or non-residential use property. They also obtained a Specific Use Permit (SUP) to allow a restaurant less than 2,000 square feet without a drive thru within the district. The SUP was approved by City Council in June 2019 and the COA was approved at that time as well. After the COA was approved, the applicant went before the Planning and Zoning Commission with a site plan to convert from a residential property to a commercial property incorporating a drive thru and fire lane. Some façade work and parking spaces were added at that time as well. One of the requirements at the time was for them to complete the façade work and site improvements with the applicant indicating that he was going to use a hardie board skirting at the property. Presently, the applicant is requesting the COA to allow the use of brick wainscoting on the property instead of the approved hardie board siding. However in March of 2020, it was noticed that the brick wainscoting had already began to be constructed and a representative from Neighborhood Improvement Services issued a stop-work order at that time. The next day, the representative found that the work on the house had already been completed a citation was then issued to the applicant. As of today the stop-work order is in place and the staff did meet with the applicant and discussed those items as well. The purpose of the meeting today is to make a decision in regards to the brick wainscoting and whether or not it can be approved to finish the project. The applicant is proposing to paint both the siding and the brick of the property to better match the wainscot that is in place now. Planning and Zoning Manager David Gonzales then advised the Board that he was available to answer questions as the applicant was not present.

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Board Member Maurice Thompson wanted clarification as to which house it was.

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Board Member Carolyn Francisco wanted clarification as to the use of the property as she did not recall it being proposed as a restaurant. Mr. Gonzales assured her that at some point the restaurant, Bonafide Betty's, was inquiring about the location.

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Board Member Maurice Thompson added that he did not recall that the use was going to be for a restaurant. He thought it would be for an office building. Board Member Jay Odom clarified that the property was bought with intent to lease and that it was fully capable of being a restaurant as it had a professional kitchen setting. The applicants had the pie company in line but, at the time Mr. Odom spoke with the applicant, he was told that they were still looking for someone to lease it.

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Board Member Brad Adams asked if the wainscot project was placed on top of something else that had been approved at the beginning. If so, was it now the Board's responsibility to approve the work on something that was had been issued a stop-work order and was now was clearly finished. His question was if the wainscoting project was subject to a possibility of being turned down since it was already completed or how did it stand.

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Mr. Gonzales added that the Historical Guidelines state that any new additions or construction should be compatible with the surrounding neighbors. He advised the Board that their charge that night was to approve or deny the COA and to decide whether the construction has a negative effect to those surrounding it.

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Board member Beverly Bowlin added that the quality of the brick that was placed on the property was not the same quality as the one that shown on the example which was of an old antique look.

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Mr. Odom also stated that when he spoke to the applicant, he was told that they would paint both the brick and the rest of the siding on the house.

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Board Member Brad Adams made a motion to table the case until the next meeting to give the applicant another opportunity to be present. Board Member Carolyn Francisco seconded the motion which passed by a vote of 5-0.

V. DISCUSSION ITEMS

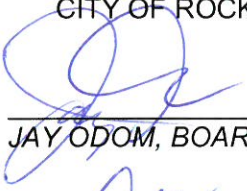
3. Update from Historic Preservation Officer (HPO) regarding historic projects. (Ryan Miller)

Planning and Zoning Manager David Gonzales indicated that there are no current ongoing historic projects but there may be one coming up the next month.

VI. ADJOURNMENT

Board member Odom adjourned the meeting at 6:32 pm.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18 DAY OF June 2020.



JAY ODOM, BOARD MEMBER



ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JUNE 18, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER

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4 The meeting was called to order by Board Member Jay Odom at 6:00 p.m. Board members present were Brad Adams, Carolyn Francisco,
5 and Beverly Bowlin. Absent from the meeting were Maurice Thompson, Dick Clark, and Jenni Hoffman. Staff members present were
6 Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales and Planner Henry Lee. Absent from the meeting
7 was Planning and Zoning Coordinator Angelica Gamez.

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9 II. OPEN FORUM

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

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14 III. CONSENT AGENDA

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16 1. Approval of Minutes for the May 21, 2020 Historic Preservation Advisory (HPAB) meeting.

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18 Board member Carolyn Francisco made a motion to approve the consent agenda. Board member Brad Adams seconded the motion which
19 passed by a vote of 4-0.

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21 IV. PUBLIC HEARING ITEMS

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23 2. H2020-001 (DAVID GONZALES)

24 Hold a public hearing to discuss and consider a request by Price Pointer of TCB Construction Group, LLC for a Certificate of
25 Appropriateness (COA) for a Medium Contributing Property being a 0.23-acre parcel of land, identified as Block 20B, Amick Addition,
26 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land
27 uses, situated in the North Goliad Corridor Overlay (NGC OV) District, addressed as 505 N. Goliad Street, and take any action
28 necessary.

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30 Planning and Zoning Manager David Gonzales provided a brief summary in regards to the request. The applicant is requesting a
31 Certificate of Appropriateness (COA) for brick wainscoting for a home located in Planned Development 50 (PD-50) District. This item
32 was brought to the Commission at the last meeting held on May 21, 2020 but the Board had some questions regarding the project and
33 tabled the item until this meeting. There had been a site plan that had been approved on the property in June 2019 for the zoning of a
34 restaurant without a drive-thru, ultimately requiring a COA. The COA was for alterations made to the home such as the addition of hardie
35 board skirting as opposed to the brick wainscot that is now on the property. In March 2020, it was discovered that the brick wainscot
36 had been added to the property without a COA and a citation and stop-work order was issued. The applicant has since sent in an updated
37 paint color for the hardie board and the brick wainscot along with having a white trim. The Historic Guidelines state that all alterations
38 or new construction should be visually compatible with the surrounding buildings or structures. This request is subject to the Board's
39 review and is a discretionary decision for the Historic Preservation Advisory Board to move forward with the approval of a COA. Mr.
40 Gonzales advised the Board that the conditions of approval were listed in their packet and the applicant and Staff were present to
41 answer questions.

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43 Board Member Odom asked the applicant to come forward.

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45 Price Pointer
46 602 Willams Street
47 Rockwall, TX 75087

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49 Mr. Pointer came forward and provided additional details in regards to the request. He explained that the decision to possibly paint the
50 brick and the siding a gray color and the trim a white color came from the Board's disapproval of the previously shown brick. He advised
51 the Board that he was available to answer questions.

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53 Board member Adams wanted to get clarification on the painting of the brick. After going by the house, he noticed that the bottom rows
54 of the brick were a different color then the rest so he wanted to know what the next step would be.

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56 Board member Bowlin added that the new paint color and trim color would be a better fit than what is in place now. Board member
57 Adams agreed that, although he does not like painted brick, he believes the change would be better than the alternative.

59 Board member Adams then asked for a timeframe for the completion of the project. Mr. Pointer, the applicant, replied that if the COA
60 was approved tonight then the completion of the project would be within 4-5 weeks.

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62 Board member Bowlin asked if the plan was to continue on as a restaurant. Mr. Pointer replied that the ideal situation would be for a
63 high end office or boutique.

64
65 Board member Francisco had concerns regarding the project. One being that the house shown as an example is a craftsman style and
66 brick is considered appropriate for it but the one being considered for the COA is a simple folk style and the brick wainscot changes
67 the character and is, therefore, inappropriate for the style. Board member Bowlin added that the new structure being considered does
68 not resemble the original structure whatsoever.

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70 Board member Odom opened the public hearing and asked if there was anybody wishing to speak; there being no one doing such, he
71 closed the public hearing and brought the item back to the Board for discussion and action.

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73 Board member Odom explained whether or not they would accept and approve the change or if they had to make the applicant tear
74 down the brick wainscot that was already in place. He then asked Planning and Zoning Director Ryan Miller if they had the authority to
75 make them tear it down and, if so, then what would be the next step for the applicant. Mr. Miller explained that the applicant would have
76 the ability to appeal any denial made by the Historic Preservation Advisory Board to the City Council. Board member Odom asked if
77 what was decided there that night was a final decision that does not go any further to which Mr. Miller answered that it was up to the
78 applicant. Once again, the applicant had the right to appeal the decision and if he did not choose to appeal then the ruling made by the
79 Historic Preservation Advisory Board would stand.

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81 Board member Adams wanted further clarification as to why the applicant chose to put up the brick wainscot instead of what had
82 previously been discussed. Mr. Pointer replied that he had seen other properties in the area with the same brick and style and thought
83 it would be a good look for the project. Board member Adams stated that he did not feel like the HPAB would be doing their job if they
84 let the project continue forward.

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86 After a brief discussion, Board member Francisco made a motion to deny item H2020-001. Board member Adams seconded the motion
87 which passed by a vote of 3-1, with Board member Odom dissenting.

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89 3. H2020-003 (HENRY LEE)

90 Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a *Certificate of Appropriateness (COA)*
91 for a *High Contributing Property* being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall,
92 Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic District, addressed
93 as 505 Williams Street, and take any action necessary.

94
95 Planner Henry Lee provided a brief summary in regards to the request. The applicant is proposing to remove the existing fence and post
96 and install a new wood fence and metal posts. Both the cedar slats and the metal posts would be painted white to match the home's
97 accent color. The applicant's proposed scope of work does not impair the integrity of the property, however, approval of a Certificate
98 of Appropriateness is a discretionary decision for the Historic Preservation Advisory Board.

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100 Board member Odom opened the public hearing and asked if there was anybody wishing to speak; there being no one doing such, he
101 closed the public hearing and brought the item back to the Board for discussion and action.

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103 Board member Francisco made a motion to approve item H2020-003. Board member Bowlin seconded the motion which passed by a
104 vote of 4-0.

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106 4. H2020-002 (HENRY LEE)

107 Hold a public hearing to discuss and consider a request by Kevin McNeely for the approval of a *Small Matching Grant* for a *High*
108 *Contributing Property* being a 0.27-acre parcel of land identified as Lot B, Block 12, F&M Addition, City of Rockwall, Rockwall
109 County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic District, addressed as 505
110 Williams Street, and take any action necessary.

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112 Planner Henry Lee provided a brief summary in regards to the request. The applicant turned in an application for a Certificate of
113 Appropriateness at the same time as the application for a Small Matching Grant for the same property that was previously discussed.
114 The total valuation of the project provided would be \$2,345 and, as a high contributing property it is eligible for matching funds up to
115 \$1000. Currently, the Historic Preservation Advisory Board has approved two (2) other Small Matching Grants and if this were approved
116 then the remaining funds would be brought down to \$2,500 to last until September 30, 2020. Approval of this request is a discretionary
117 decision for the Historic Preservation Advisory Board.

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119 Board member Odom opened the public hearing and asked if there was anybody wishing to speak; there being no one doing such, he
120 closed the public hearing and brought the item back to the Board for discussion and action.

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122 Board member Odom explained that he would like to consider the approval due to it being for a good use and a good addition to the
123 house. Board member Bowlin asked if the funds carry over throughout the years but they do not.

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Board member Adams made a motion to approve item H2020-002. Board member Bowlin seconded the motion which passed by a vote of 4-0.

V. ACTION ITEMS

- 5. Election of a Chairman and Vice-Chairman. Discuss and consider the election of a Chairman and Vice Chairman in accordance with Section 05, *Historic Preservation Advisory Board*, of Article 02, *Development Review Authority*, of the Unified Development Code (UDC), and take any action necessary.

Planning and Zoning Director Ryan Miller explained to the Commission that they could make a decision on this Action item tonight or hold off until the next meeting since there were three members that were absent. He then explained the different positions and their duties to the Board. The Board decided to hold off voting on the positions until the next scheduled meeting on July 16, 2020.

VI. DISCUSSION ITEMS

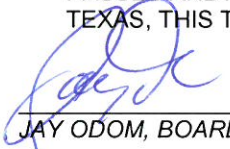
- 6. Update from Historic Preservation Officer (HPO) regarding historic projects. (Ryan Miller)

Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects.

VII. ADJOURNMENT

Board member Odom adjourned the meeting at 7:17 pm.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 20 DAY OF August, 2020.



JAY ODOM, BOARD MEMBER



ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
AUGUST 20, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER

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4 The meeting was called to order by Board Member Jay Odom at 6:03 p.m. Board members present were Brad Adams, Carolyn Francisco,
5 Tiffani Miller, and Beverly Bowlin. Absent from the meeting were Maurice Thompson and Jenni Hoffman. Staff members present were
6 Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planner Henry Lee, and Planning and Zoning
7 Coordinator Angelica Gamez.

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9 II. OPEN FORUM

10 Board member Odom explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There
11 being no one coming forward to speak Board member Odom closed the open forum.
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14 III. CONSENT AGENDA

- 15 1. Approval of Minutes for the June 18, 2020 Historic Preservation Advisory (HPAB) meeting.

16 Board member Carolyn Francisco made a motion to approve the consent agenda. Board member Beverly Bowlin seconded the motion
17 which passed by a vote of 5-0 with Board Members Thompson and Hoffman absent.
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21 IV. PUBLIC HEARING ITEMS

22 2. H2020-004 (HENRY LEE)

23 Hold a public hearing to discuss and consider a request by Michael Jamgochian for the approval of a *Certificate of Appropriateness (COA)* for a
24 *High Contributing* property being a 0.29-acre parcel of land identified as a portion of Lots 1, 2, & 3, Block 1, Mill Co. Addition, City of Rockwall,
25 Rockwall County, Texas, zoned Two-Family (2F) District, situated within the Old Town Rockwall Historic District, addressed as 602 Storrs Street,
26 and take any action necessary.
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28
29 Planner Henry Lee provided a brief summary in regards to the request. He explained that this property is located in an island inside the
30 Historic district. The applicant is proposing to build a 14-foot x 14-foot wood deck with an 8-foot wood arbor located between the home
31 and the detached garage. The wood deck will be elevated 8-inches off the ground and will be held up by 4x4 pressure treated posts with
32 the deck being made out of cedar planks. The wood arbor is going to be held up of four (4) 6x6 cedar posts located in the corners of the
33 deck and the wood arbor is made up of 2x4 cedar planks running parallel to each other. Mr. Lee explained that there will not be any
34 lighting or paint added to the structure. The property itself is zoned 2-F or duplex and the residential home was constructed in 1890 and
35 is approximately 3,000 square feet. The home is considered a high contributing property and is a Folk Victorian style. The applicant's
36 proposed work does not seem to impair the historical integrity of the property nor will it negatively impact the adjacent properties. Mr.
37 Lee advised the Board that approval of a Certificate of Appropriateness (COA) is a discretionary decision for the Historic Preservation
38 Advisory Board.
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40 Board member Odom opened the public hearing and asked if there was anybody wishing to speak; there being no one doing such, he
41 closed the public hearing and brought the item back to the Board for discussion and action.
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43 Board member Odom called the applicant to come forward.

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45 Michael Jamgochian
46 602 Storrs Street
47 Rockwall, TX 75087
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49 The applicant came forward and provided additional details in regards to the request. He explained that they had considered the idea of
50 outdoor space for family and friend gatherings and came upon the idea of the low deck.
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52 Board member Adams inquired as to the size of the deck.

53 Board member Bowlin asked if the project would be strictly unfinished and unpainted cedar.

54 Board member Miller asked about the difference in the height of the structure compared to the height of the fence.

55 Board member Bowlin did not agree with the deck being left untreated/unpainted.

56 Board member Adams stated that the rough cedar would look attractive and be an attraction to the back yard.
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61 **Board member Adams made a motion to approve item H2020-004. Board member Francisco seconded the motion which passed by a**
62 **vote of 5-0.**
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65 V. ACTION ITEMS
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- 67 3. Election of a Chairman and Vice-Chairman. Discuss and consider the election of a Chairman and Vice Chairman in accordance with Section 05,
68 *Historic Preservation Advisory Board*, of Article 02, *Development Review Authority*, of the Unified Development Code (UDC), and take any
69 action necessary.
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71 **Planning and Zoning Director Ryan Miller explained the election process to the Historic Preservation Advisory Board. Board member**
72 **Francisco nominated Board member Jay Odom for Chairman with that motion passing by a vote of 5-0. Board member Jay Odom nominated**
73 **Board member Brad Adams for Vice-Chairman and that motion passed by a vote of 5-0.**
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75 VI. DISCUSSION ITEMS
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- 77 4. Update from Historic Preservation Officer (HPO) regarding historic projects. (Ryan Miller)
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79 **Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects.**
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81 VII. ADJOURNMENT
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83 **Board member Odom adjourned the meeting at 6:23 pm.**
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85 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 15 DAY
86 OF October 2020.
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90 JAY ODOM, BOARD MEMBER
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94 ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR
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MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
OCTOBER 15, 2020 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 p.m. Board members present were Carolyn Francisco, Tiffani Miller, and Beverly**
5 **Bowlin. Staff members present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planner**
6 **Henry Lee, and Planning and Zoning Coordinator Angelica Gamez.**

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8 II. OPEN FORUM

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

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13 III. CONSENT AGENDA

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15 1. Approval of Minutes for the August 20, 2020 Historic Preservation Advisory (HPAB) meeting.

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17 **Board Member Francisco made a motion to approve the consent agenda. Board Member Miller seconded the motion which passed by a**
18 **vote of 4-0 with Board Members Freed, McClintock, and Adams absent.**

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20 IV. PUBLIC HEARING ITEMS

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22 2. **H2020-006 (HENRY LEE)**

23 Hold a public hearing to discuss and consider a request by Daniel Reeves for the approval of a Certificate of Appropriateness (COA) for a
24 Medium Contributing property being a 0.312-acre parcel of land identified as a portion of Block 43B of the B. F. Boydston Addition, City of
25 Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic District, addressed as
26 609 E. Washington Street, and take any action necessary.

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28 **Planner Henry Lee provided a brief summary in regards to the request. Mr. Lee explained where the high-contributing and low-**
29 **contributing properties were located in relation to the subject property. The applicant is proposing to construct a 3-car detached garage**
30 **with a 15x19 outdoor storage area totaling 1,050 square feet and will be approximately 17-feet in height. The detached garage will be**
31 **located 20-feet to the East of the primary structure where a new foundation will be poured. The exterior materials will be cementus lap-**
32 **siding and a composite roof. The applicant indicated that the building will be painted in a night wat green and electricity will be the only**
33 **utility running in the new structure and the new storage area will not be used as a guest quarters. There will also be a small sidewalk in**
34 **the northwest corner of the proposed structure that will connect an existing sidewalk to the primary structure. The subject property is**
35 **considered a medium contributing property constructed in the bungalow style with craftsmen influences. According to the Unified**
36 **Development Code (UDC), each property is allowed 1 detached garage up to 625 square feet. The proposed structure is 61% of the size**
37 **of the primary structure. It should be noted that in single-family duplex districts, garages should be located 20-feet behind the primary**
38 **structure and the proposed is set even with the front façade. The proposed detached garage is not compatible with the setback**
39 **requirements. However, they are compatible with the orientation, front-yard, side-yard, drive way and pave way material guidelines. Mr.**
40 **Lee explained that the color of the siding that the applicant indicated does not match the primary color of the home. He then advised the**
41 **Board that this is a discretionary decision to the Historic Preservation Advisory Board. Due to the request not meeting our size**
42 **requirements, it would need to obtain a Specific Use Permit (SUP). Should a Certificate of Appropriateness (COA) be approved, then a**
43 **recommendation for approval will be forwarded to the Planning and Zoning Commission and City Council. Staff recommendations for**
44 **this request would be a new foundation and the applicant would have to file an SUP unless the size was brought into conformance**
45 **beforehand.**

46
47 **Chairman Odom opened the public hearing and asked anyone who wished to speak to do so at this time. There being no one indicating**
48 **such, Chairman Odom closed the public hearing and brought the item back to the Commission for discussion or action.**

49
50 **Board member Francisco asked if they had enough space to move the garage back further.**

51
52 **Board member Bowlin was worried about the precedent that would be set should this item be approved. She asked for clarification**
53 **regarding the outside storage.**

54
55 **Board member Miller was concerned about the size of the garage.**

56
57 **Chairman Odom agreed with Board member Miller in regards to the size and the choice to use 2 separate colors.**

58
59 **After further brief discussion between the Board, Board Member Miller made a motion to deny item H2020-006 with prejudice. Board**
60 **member Bowlin seconded the motion which passed by a vote of 4-0.**

61
62 V. DISCUSSION ITEMS

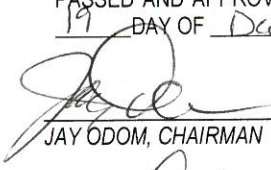
64 3. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)

65
66 **Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects.**

67
68 VI. ADJOURNMENT

69 **Chairman Odom adjourned the meeting at 6:23 pm.**

70
71 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE
72 19 DAY OF December 2020.

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78 _____
79 JAY ODOM, CHAIRMAN

80
81 
82 _____
83 ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
NOVEMBER 19, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER

3
4 Chairman Jay Odom called the meeting to order at 6:02 PM. Board members present were Carolyn Francisco, Brad Adams, Alma
5 McClintock, Sarah Freed and Tiffani Miller. Absent from the meeting was Board Member Beverly Bowlin. Staff members present were
6 Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planner Henry Lee, and Planning and Zoning
7 Coordinator Angelica Gamez.
8

9 II. OPEN FORUM

10
11 Chairman Odom explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There
12 being no one coming forward to speak Chairman Odom closed the open forum.
13

14 III. CONSENT AGENDA

- 15
16 1. Approval of Minutes for the October 15, 2020 Historic Preservation Advisory (HPAB) meeting.

17
18 Board Member Francisco made a motion to approve the consent agenda. Board member Miller seconded the motion which passed by a
19 vote of 6-0 with Board Member Bowlin absent.
20

21 IV. PUBLIC HEARING ITEMS

22
23 2. H2020-007 (HENRY LEE)

24 Hold a public hearing to discuss and consider a request by Daniel Reeves for the approval of a Certificate of Appropriateness (COA) for a
25 Medium Contributing property being a 0.312-acre parcel of land identified as a portion of Block 43B of the B. F. Boydston Addition, City of
26 Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic District, addressed as
27 609 E. Washington Street, and take any action necessary.
28

29
30 Planner Henry Lee provided a brief summary and background in regards to the request. On October 15, 2020, the Historic Board denied
31 the request for a Certificate of Appropriateness (COA) for a 1,050 square foot detached three car garage with a storage room. The denial
32 occurred due to concerns regarding height, size, setbacks, and color of the proposed building. However, in response to the denial, the
33 applicant has resubmitted for a COA on November 5, 2020. The home is considered a medium-contributing property built circa 1915 and
34 is 1,714 square-feet. The applicant now is requesting to construct a 624.88 square-foot, two-car detached garage with 140.88 square-foot
35 storage room. The detached garage will be located approximately 18-feet of the primary structure facing south onto E. Washington
36 Street. A new foundation will be poured to support the new structure and the exterior materials are cementus lap-siding and a composite
37 shingle roof. The applicant has also indicated that the color will be night watch green and electricity will be the only utility running into
38 the structure. The proposed structure does generally conform to the Unified Development Code (UDC). Staff wanted to note that the
39 proposed color is different than what is used on the primary structure but the applicant indicated that they would paint the house the
40 same color to match. A condition of approval for this request is that a new foundation be poured for the proposed garage. Mr. Lee then
41 advised the Board that the applicant and Staff were present and available for questions.

42 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time.
43

44 Daniel Reeves
45 609 E. Washington Street
46 Rockwall, TX 75087
47

48 The applicant came forward and provided a brief history along with additional details in regards to the request.
49

50 Board member Francisco asked what color the building would be.

51 Board member Miller asked if the applicant would paint the house at the time the COA was approved.
52

53 Chairman Odom asked if anyone else wished to speak; there being no one doing such, closed the public hearing and brought the item
54 back to the Board for discussion or action.
55

56 Board member Adams made a motion to approve item H2020-007. Board member Freed seconded the motion which passed by a vote of
57 5-1 with Board member Miller dissenting.
58

59 V. DISCUSSION ITEMS

- 60
61 3. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)
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Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects. He went on to welcome the two new members to the Historic Preservation Advisory Board.

VI. ADJOURNMENT

Chairman Odom adjourned the meeting at 6:12 pm.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE
21 DAY OF JANUARY 2021.



JAY ODOM, CHAIRMAN



ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR