

MINUTES

HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MAY 18, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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3 I. CALL TO ORDER

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5 **Chairman Jay Odom brought the meeting to order at 6:00 PM. Board members present were Sarah Freed, Haydon Frasier, Tiffany Miller, Allison**
6 **McNeely, and Steve Gaskin. was Absent from the meeting was Board Member Marci Hall. Staff members present were Director of Planning and**
7 **Zoning Ryan Miller, Planners Bethany Ross and Henry Lee, Planning Technician Angelica Guevara, and Planning Coordinator Melanie Zavala.**

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9 II. OPEN FORUM

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11 *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.*
12 *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*
13 *the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per*
14 *the Texas Open Meetings Act.*

15
16 **Chairman Odom explained how open forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one**
17 **coming forward to speak Chairman Odom closed the open forum.**

18
19 III. CONSENT AGENDA

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 April 20, 2023 Historic Preservation Advisory (HPAB) meeting.

24
25 **Board Member Freed made a motion to approve the consent agenda. Board Member Frasier seconded the motion which passed by a vote of 6-0.**

26
27 IV. PUBLIC HEARING ITEMS

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29 *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*
30 *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*
31 *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*
32 *limit all comments to three (3) minutes out of respect for the time of other citizens.*

33
34 2. **H2023-005 (HENRY LEE)**

35 Hold a public hearing to discuss and consider a request by Nathan Romo on behalf of Patricia Edwards for the approval of a Certificate of Appropriateness for
36 a fence on a High Contributing Property being a 0.907-acre parcel of land identified as Lot A, a portion of Block 121, BF Boydston Addition, City of Rockwall,
37 Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 602 Williams
38 Street, and take any action necessary.

39
40 **Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a Certificate of Appropriateness to**
41 **construct an 8-foot cedar fence along the western property line for a high contributing property. The fence will connect to the existing stone wall**
42 **whose height was increased a few years ago. It will attach to that wall and continue north to where there's an existing wrought iron fence in place.**
43 **Staff mailed out 22 notices to property owners and occupants within 200-feet of the subject property. At this time, staff has not received any**
44 **notices back in regards to the applicant's request.**

45
46 **Board Member Haydon Frasier recused himself from the meeting.**

47
48 **Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time.**

49
50 **Ty Martinez**
51 **Fate Roofing Group**

52
53 **Mr. Martinez came forward and provided additional details in regards to the request.**

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

57
58 **Board Member McNeely asked if they would need to replace the fence.**

59
60 **Board Member Gaskin asked why it would need to be 8-feet tall. He also asked how far it came up towards the street.**

61
62 **Chairman Odom asked if the trees would be torn out by the fence. He also asked how much space there was between the bushes and trees by the**
63 **chain link fence.**

65 Board Member Gaskin explained that the request does not comply with the guidelines.
66
67 Board Member Miller asked if anything was visible from the side of the road as you're driving by.
68
69 Board Member Miller asked how they would build the fence without messing up the foliage.
70
71 Board Member Freed asked if the shrubbery would still stay intact.
72
73 After some discussion, Board Member Miller made a motion to deny the COA for H2023-005. Board Member Freed seconded the motion to deny
74 which passed by a vote 5-0.
75

76 3. H2023-006 (ANGELICA GUEVARA)

77 Hold a public hearing to discuss and consider a request by Alexander Barakat for the approval of a *Certificate of Appropriateness* for a fence on a *Medium*
78 *Contributing Property* being a 0.2800-acre parcel of land identified as a portion of Lot C, Block 2, Farmers & Merchants Addition, City of Rockwall, Rockwall
79 County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 303 Williams Street, and
80 take any action necessary.
81

82 Planning Technician Angelica Guevara provided a brief summary in regards to the request. The applicant is requesting approval of a Certificate of
83 Appropriateness on a Medium Contributing property. The applicant is proposing to remove the damaged three (3) foot wooden fence and replace it
84 with a four (4) foot wrought iron fence. Part of the reason why this request is coming before the Board is because the applicant started removing
85 the fence making the property no longer legally non-conforming. Staff should also note that the applicant commenced work prior to submitting or
86 receiving a COA or Building Permit. However, the new fence does meet the UDC requirements and does not appear to impair the Historical integrity
87 of the home. If the Historic Board chooses to approve the COA then they will be sending a recommendation for approval to the Planning and
88 Zoning commission. Staff mailed out 22 notices to property owners and occupants within 200-feet of the subject property. At this time, Staff had
89 not received any notices back regarding the applicant's request.
90

91 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time.
92

93 James Seregow
94 503 N. Fannin Street
95 Rockwall, TX 75087
96

97 Mr. Seregow came forward and expressed his concerns regarding the request.
98

99 Chairman Odom asked if anyone else wished to speak; there being no one indicating such, Chairman Odom closed the public hearing and brought
100 the item back to the Board for discussion or action.
101

102 Board Member Miller expressed her concerns with things getting started without a permit.
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107 After brief discussion, Board Member Miller made a motion to deny the COA for H2023-006. Board Member Freed seconded the motion to deny
108 which passed by a vote 6-0.
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110 V.DISCUSSION ITEMS
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112 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that*
113 *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*
114 *these items are considered for action by the Historic Preservation Advisory Board.*
115

116 1. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)

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118 Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects.
119

120 VI.ADJOURNMENT
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122 Chairman Odom adjourned the meeting at 6:50 PM.
123

124 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 20th DAY
125 OF July 2023.

126
127 
128 JAY ODOM, CHAIRMAN

129
130 
131

132 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR