

AGENDA



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
APRIL 16, 2026 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

(I) CALL TO ORDER

(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.

(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 March 19, 2026 Historic Preservation Advisory (HPAB) meeting.

(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) **H2026-002 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Fran and Rodney Webb for the approval of a Small Marching Grant for a Front Yard Fence replacement on a Medium Contributing Property being a 0.4590-acre parcel of land identified as Lot 11, Block C, Griffith 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 507 E. Rusk Street, and take any action necessary.

(V) DISCUSSION ITEMS

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

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

(VI) ADJOURNMENT

The City of Historic Preservation Advisory Board (HPAB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on April 10, 2026 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
MARCH 19, 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 Sarah Freed, Allison McNeely, Fran Webb and Steve Gaskin. Board members absent were board member Ben Lewis. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee. Staff members absent from the meeting were Senior Planner Bethany Ross, Planning Technician Angelica Guevara and Planning Coordinator Melanie Zavala.

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 January 15, 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 6-0.

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. **H2026-001 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Billy Campo of Quint-Pro Siding Windows on behalf of Mark Reynolds for the approval of a Certificate of Appropriateness (COA) for exterior improvements on a Medium Contributing Property being a 0.2296-acre parcel of land identified as Lot 1, Block A, Right at Home Healthcare Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, addressed as 703 N. Goliad Street, and take any action necessary.

Senior Planner Henry Lee provided a brief summary regarding the applicant's request. The applicant is requesting a Certificate of Appropriateness to allow the siding to remain. They previously had wood and vinyl siding but replaced it with LP SmartSide siding, which is an engineered wood siding. When reviewing the historic district standards, the board should consider whether the material and structural decorative elements are typical of the style and whether alterations are compatible with neighboring historic structures. The siding appears to be compatible with other homes that are still residential or have been converted to commercial use. Staff mailed notices to property owners and occupants within 200 feet of the subject property and received one response in favor of the applicant's request.

Billy Campo
240 Windy Lane
Rockwall, TX 75032

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

Chairman Miller asked if they had to replace the shutters as well.

Vice-Chairman Frasier asked if windows had been replaced as well.

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.

63 Board Member Gaskin asked how long PD-50 had been around.

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65 Director of Planning and Zoning Ryan Miller explained PD-50 had been around for the early to mid-2000s. that he dd not have the exact date.

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67 Board Member Freed made a motion to approve H2026-001. Board Member Gaskin seconded the motion which passed by a vote of 4-1 with Chairman
68 Miller dissenting.

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70 V. DISCUSSION ITEMS

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

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

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78 VI. ADJOURNMENT

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80 Chairman Tiffany Miller adjourned the meeting at 6:12PM

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82 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE ____ DAY
83 OF _____ 2026.

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87 _____
TIFFANY MILLER, CHAIRMAN

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91 _____
ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR

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CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Historic Preservation Advisory Board
DATE: April 16, 2026
APPLICANT: Rodney and Fran Webb
CASE NUMBER: H2026-002; *Small Matching Grant for 507 E. Rusk Street*

On March 18, 2026, staff received an application for a *Small Matching Grant* from the property owners -- *Rodney and Fran Webb* -- for the purpose of obtaining the grant to replace an existing wrought iron fence with a three (3) foot, antique iron fence. The subject property is located at 507 E. Rusk Street and is designated as a *Medium Contributing Property*. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), residential properties located within the Old Town Rockwall (OTR) Historic District or the Southside Residential Neighborhood Overlay (SRO) District, that are *Contributing* (*i.e. High, Medium, or Low Contributing*) or *Landmarked Properties*, are eligible for matching funds up to \$1,000.00. In this case, the subject property is located within the Old Town Rockwall (OTR) District and is classified as a *Medium Contributing Property*. According to Section 08, *Small Matching Grants*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he Small Matching Grants Program was established for eligible properties located within the City's Historic Districts for the purpose of encouraging small improvements and beautification projects." The proposed project includes improvements that will be visible from the street (*i.e. wrought iron fence that runs along N. Tyler Street*) and -- *based on the applicant's scope of work* --, the proposed fence replacement does appear to meet the intent of the program. The total valuation of the project provided by the applicant is \$2,545.00, and would be qualified for a *Small Matching Grant* of up to \$1,000.00; however, approval of this request is a discretionary decision for the Historic Preservation Advisory Board (HPAB). As of October 1, 2025, the Historic Preservation Advisory Board (HPAB) has approved one (1) *Small Matching Grant* for FY2026. Should this request be approved, the *Small Matching Grants Fund* would be reduced to \$3,500.00.



HISTORIC PRESERVATION ADVISORY BOARD APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

USE ONLY

CASE NUMBER: _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR HAS SIGNED BELOW.

DIRECTOR OF PLANNING: _____

DATE RECEIVED: _____

RECEIVED BY: _____

APPLICATION:

- CERTIFICATE OF APPROPRIATENESS (COA)
- LOCAL LANDMARK EVALUATION & DESIGNATION
- BUILDING PERMIT WAIVER & REDUCTION PROGRAM
- SMALL MATCHING GRANT APPLICATION

SPECIAL DISTRICTS [SELECT APPLICABLE]:

- OLD TOWN ROCKWALL HISTORIC (OTR) DISTRICT
- PLANNED DEVELOPMENT DISTRICT 50 (PD-50)
- SOUTHSIDE RESIDENTIAL NEIGHBORHOOD OVERLAY (SRO) DISTRICT
- DOWNTOWN (DT) DISTRICT

CONTRIBUTING STATUS [SELECT APPLICABLE]:

- LANDMARKED PROPERTY
- HIGH CONTRIBUTING PROPERTY
- MEDIUM CONTRIBUTING PROPERTY
- LOW CONTRIBUTING PROPERTY
- NON-CONTRIBUTING PROPERTY

CURRENT LAND USE OF THE SUBJECT PROPERTY:

- RESIDENTIAL
- COMMERCIAL

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

507 E Rusk St

SUBDIVISION

Griffiths Addition

LOT

C

BLOCK

11

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

IS THE OWNER OF THE PROPERTY THE PRIMARY CONTACT? YES NO

APPLICANT(S) IS/ARE: OWNER TENANT NON-PROFIT RESIDENT

CHECK THIS BOX IF OWNER AND APPLICANT ARE THE SAME.

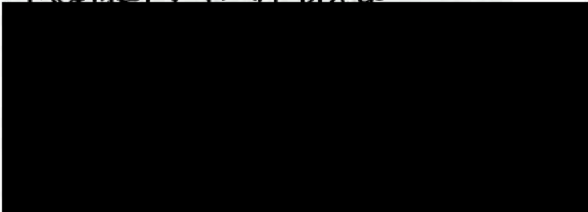
OTHER, SPECIFY: _____

OWNER(S) NAME

Rodney + Fran Webb

APPLICANT(S) NAME

ADDRESS



ADDRESS

PHONE

PHONE

E-MAIL

E-MAIL

SCOPE OF WORK/REASON FOR EVALUATION REQUEST [PLEASE PRINT]

CONSTRUCTION TYPE [CHECK ONE]:

EXTERIOR ALTERATION NEW CONSTRUCTION ADDITION DEMOLITION

RELOCATIONS OTHER, SPECIFY: Fence improvement

ESTIMATED COST OF CONSTRUCTION/DEMOLITION OF THE PROJECT (IF APPLICABLE):

\$2545.00

PROJECT DESCRIPTION. IN THE SPACE PROVIDED BELOW OR ON A SEPARATE SHEET OF PAPER, DESCRIBE IN DETAIL THE WORK THAT WILL BE PERFORMED ON SITE. FOR LOCAL LANDMARK EVALUATION & DESIGNATION REQUESTS INDICATE ANY ADDITIONAL INFORMATION YOU MAY HAVE CONCERNING THE PROPERTY, HISTORY, SIGNIFICANCE, PRESENT CONDITIONS, STATUS, CURRENT OR PAST USE(S), ETC. STAFF RECOMMENDS THAT PHOTOGRAPHS OF THE INTERIOR AND EXTERIOR OF THE PROPERTY ARE SUBMITTED WITH THIS APPLICATION.

We are replacing a 90's era wrought-iron fence with a historically-appropriate antique iron fence.

OWNER & APPLICANT STATEMENT [ORIGINAL SIGNATURES REQUIRED]

I ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FURTHERMORE, I UNDERSTAND THAT IT IS NECESSARY FOR ME OR A REPRESENTATIVE TO BE PRESENT AT A PUBLIC HEARING FOR THIS CASE TO BE APPROVED.

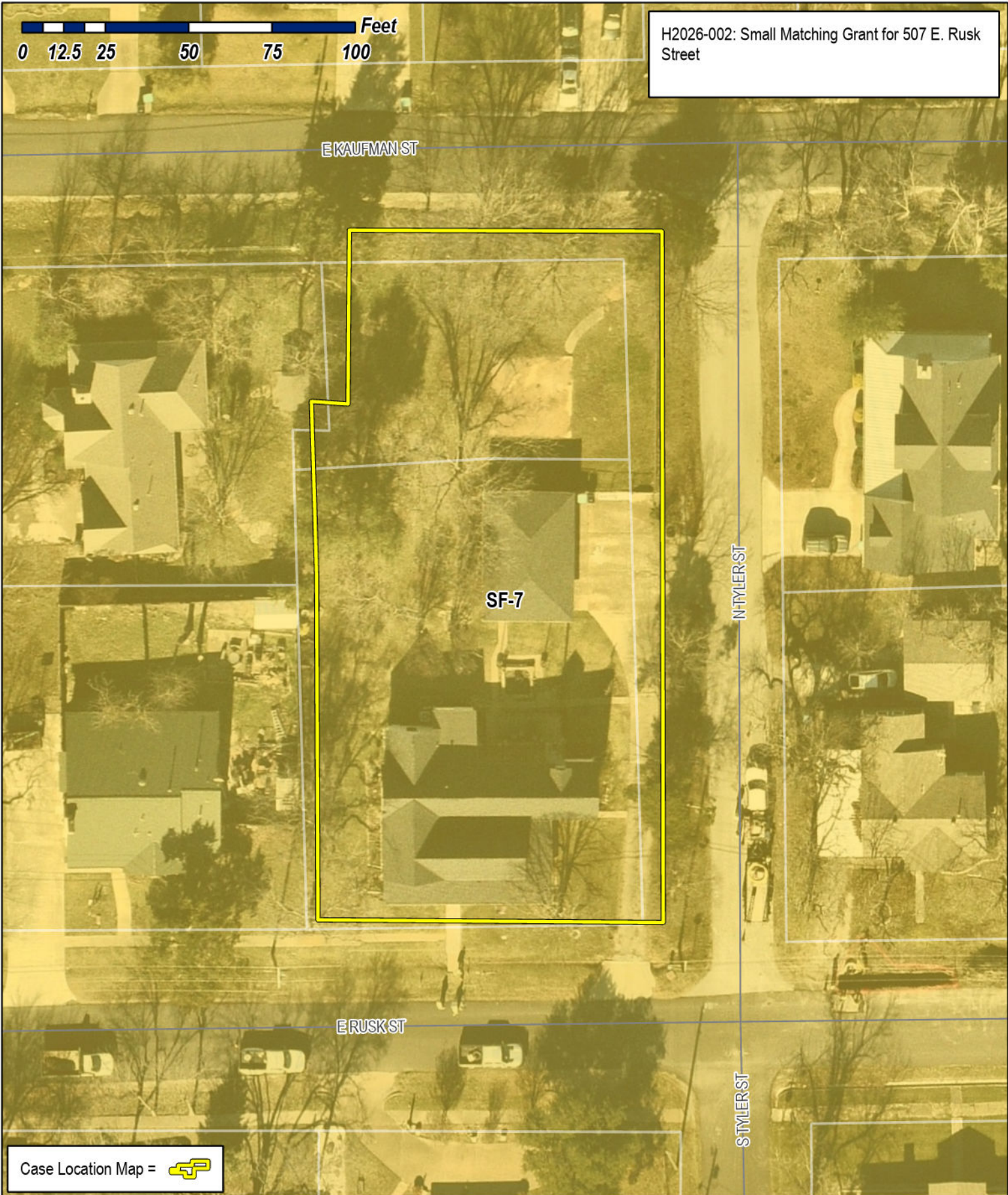
OWNER'S SIGNATURE

R Webb

APPLICANT'S SIGNATURE



H2026-002: Small Matching Grant for 507 E. Rusk Street



Case Location Map =



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

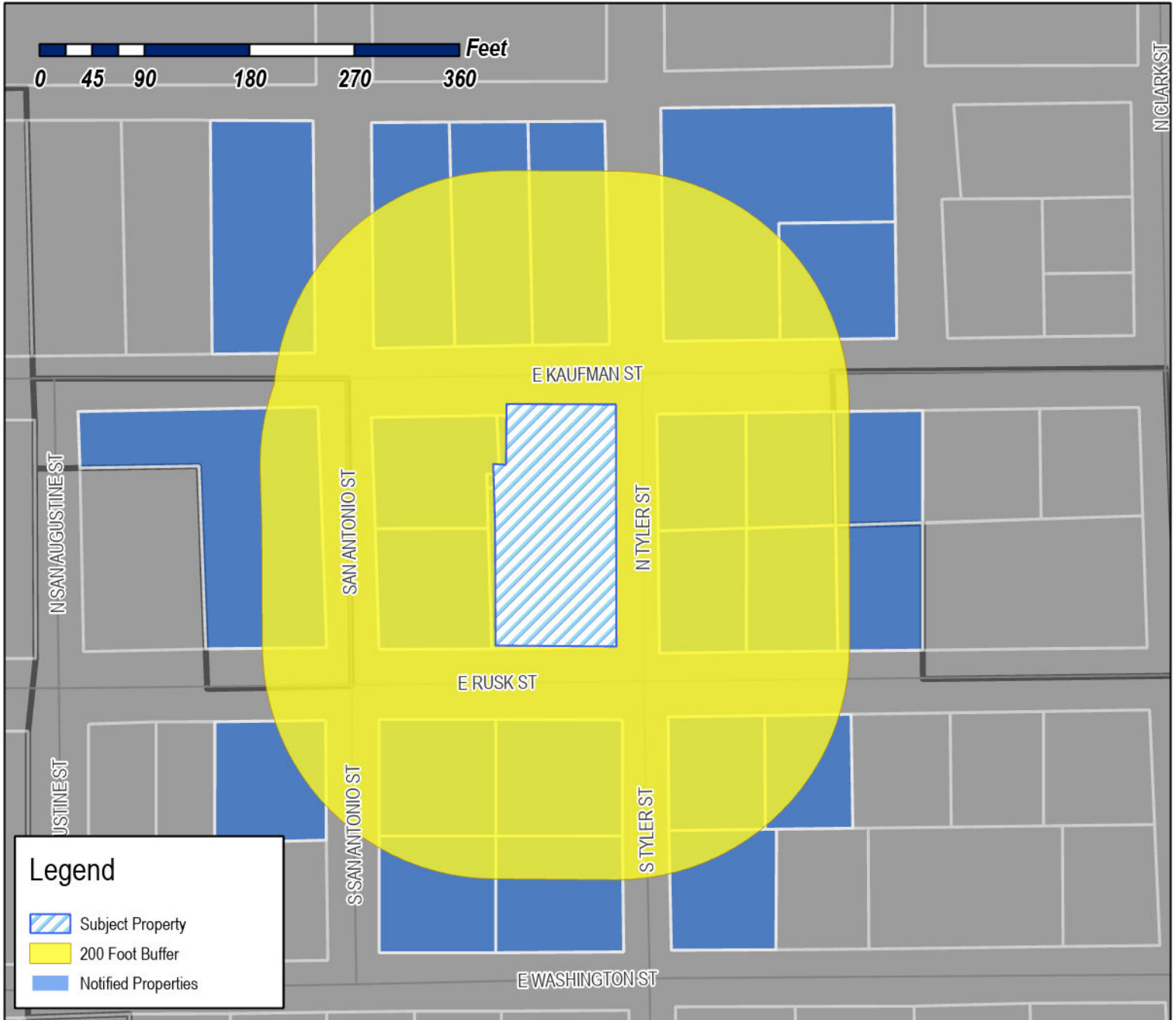




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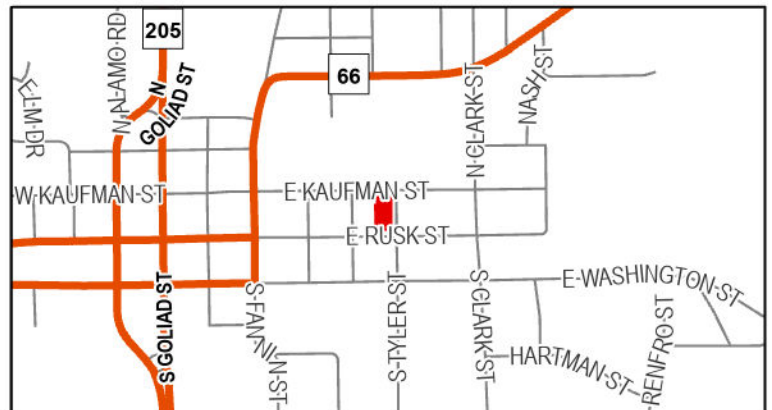
Legend

-  Subject Property
-  200 Foot Buffer
-  Notified Properties

Case Number: H2026-002
Case Name: Small Matching Grant for a Medium-Contributing Property
Case Type: Historic
Zoning: Single-Family (SF-7) District
Case Address: 507 E. Rusk Street

Date Saved: 3/30/2026

For Questions on this Case Call: (972) 771-7745



RESIDENT
RUSK ST
ROCKWALL, TX 75087

SOUTHWESTERN BELL TELEPHONE CO
ATTN: PROPERTY TAX DEPARTMENT
1010 Pine St # 9E-L-01
Saint Louis, MO 63101

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

QUINTON BILLY & AUTUMN
102 N TYLER ST
ROCKWALL, TX 75087

KUPPER LEROY J ET UX
108 ELM CREST DR
ROCKWALL, TX 75087

HARPER LYDIA
1200 CLEVELAND STREET APT 327
DENTON, TX 76201

SMILEY KAREN APRIL
1319 Nevarc Rd
Warminster, PA 18974

HEFLIN JERRY
159 WESTWARD DR
ROYSE CITY, TX 75189

RESIDENT
180 SAN ANTONIO ST
ROCKWALL, TX 75087

WIMPEE JOE AND
BEAU WIMPEE
1800 DALTON RD
ROCKWALL, TX 75087

TOVAR BASILLIA &
213 CHEYENNE TRL
TERRELL, TX 75160

BALL JUSTIN
2155 CLUBVIEW DR
ROCKWALL, TX 75087

GLASS JERRY
301 MEADOWDALE DR
ROCKWALL, TX 75087

BONFANTE VITTORIO & ANGELA
3111 ANNETTE CT
GARLAND, TX 75044

RESIDENT
405 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
406 E KAUFMAN
ROCKWALL, TX 75087

RESIDENT
406 E RUSK
ROCKWALL, TX 75087

BOSS MORRIS E & DEBRA KAY
408 RIDGEVIEW DR
ROCKWALL, TX 75087

BARTON SHANNON G
501 E. KAUFMAN
ROCKWALL, TX 75087

RESIDENT
502 E RUSK
ROCKWALL, TX 75087

RICHARDSON CATHERINE E AND TRENTON R
503 E KAUFMAN
ROCKWALL, TX 75087

ARCHER KERRY ANNE
503 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
503 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
505 E KAUFMAN
ROCKWALL, TX 75087

DUTT JOHN RICHARD JR ETUX
505 E WASHINGTON ST
ROCKWALL, TX 75087

BIRKENBACK JOSSEPH M & OLGA M
506 E RUSK ST
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK ST
ROCKWALL, TX 75087

WEBB RODNEY D AND FRAN W
507 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
601 E RUSK ST
ROCKWALL, TX 75087

RESIDENT
601 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
602 E RUSK
ROCKWALL, TX 75087

WALKER KELLI & JESSICA
603 E RUSK ST
ROCKWALL, TX 75087

GALVAN CARMAN
604 E KAUFMAN ST
ROCKWALL, TX 75087

HORNER ANDREA J
604 E. RUSK ST
ROCKWALL, TX 75087

HARPER VICKI DAWSON
605 E KAUFMAN ST
ROCKWALL, TX 75087

RESIDENT
605 E RUSK
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the Historic Preservation Advisory Board will consider the following application:

Case No. H2026-002: Small Matching Grant for 507 E. Rusk Street

Hold a public hearing to discuss and consider a request by Fran and Rodney Webb for the approval of a *Small Matching Grant* for a *Front Yard Fence* replacement on a *Medium Contributing Property* being a 0.4590-acre parcel of land identified as Lot 11, Block C, Griffith 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 507 E. Rusk Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on Thursday, April 16, 2026 at 6:00 PM. This hearing will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Thursday, April 16, 2026 at 4:00 PM to ensure they are included in the information provided to the Historic Preservation Advisory Board.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

--- PLEASE RETURN THE BELOW FORM ---

Case No. H2026-002: Small Matching Grant for 507 E. Rusk Street

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name:

Grey bar for Name

Address:

Grey bar for Address

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

507 EAST RUSK

ANTIQUE FENCE PROJECT

17 March, 2026

Dear Rockwall Historic Preservation Advisory Board,

We are requesting funds from the Small Matching Grants Program for an antique fence project we are planning for our home at 507 East Rusk Street in Rockwall.

We currently have a 90's era black wrought-iron fence along the eastern side of our backyard, which runs along Tyler Street. We are planning to replace that fence with an antique iron fence, which will be far more historically appropriate for our medium-contributing 1890's farmhouse. We have an estimated the total cost of the project to be \$2,545.

We have included a sketch of the project, along with a photo of the type of fence we will be installing.

Sincerely,



Rodney Webb

972-824-6690

507 E Rusk St
Rockwall, TX 75087

coachrodneycwebb@gmail.com



Current Fence



Proposed new fence

A Rustic Garden Quote Form

Phone 866-514-2733

Email info@arusticgarden.com

Date: 5-10-25

Name: Rodney Webb

Address: 507 East Rusk
Rockwall TX 75087

Phone: (972) 824-6690

Email: coachrodneycwebb@gmail.com

Project Information:

Height: 2' 3' 4' 5' 6'

Number of Gates: 1

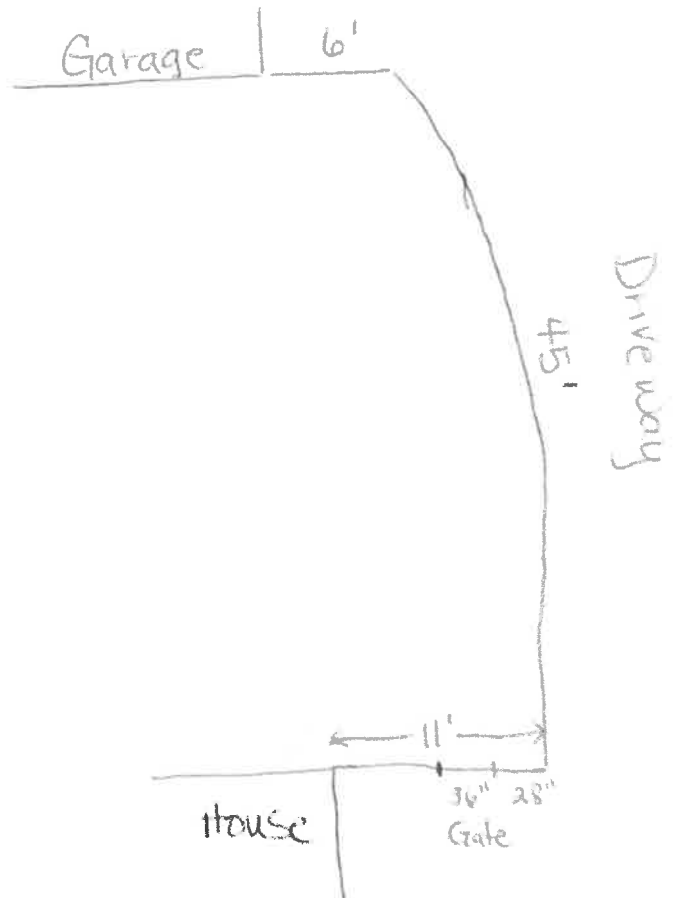
Permanent Posts: Y N not sure
(See Below)

Additional Information:

wanting to install 3'
unpainted wrought iron
panels

not sure how many
permanent posts I'll need

Please include a simple sketch below. The interlocking iron fence stakes itself so permanent square steel posts are not used in all applications however many customers do use them at the gateways, corners and at the ends of the runs. With 5' tall and 6' tall fence we use more square posts throughout the run for extra stability. Be sure to include the length of each side and location of gateways. Also indicate if there is a noticeable slope to your property.







NOV 11 2004



507

AUG 13 2003



AUG 13 2003