

# MINUTES

HISTORIC PRESERVATION ADVISORY BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
MAY 19, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER  
3

4 Board member Bowlin called the meeting to order at 6:00 PM. Board members present were Sarah Freed, Marci Hall, and Tiffany Miller. Absent  
5 from the meeting were Board Members Brad Adams, Jay Odom, and Alma McClintock. Staff members present were Director of Planning and  
6 Zoning Ryan Miller and Planners Bethany Ross and Henry Lee. Absent from the meeting was Planning 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 the*  
11 *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*  
12 *OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open*  
13 *Meetings Act.*  
14

15 Board Member Bowlin explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time.  
16

17 Jacqueline Nicholson  
18 405 N. Fannin Street  
19 Rockwall, TX 75087  
20

21 Mrs. Nicholson came forward and wanted to draw attention to the sidewalks in Old Town leading from her neighborhood.  
22

23 Board Member Bowlin asked if there was anybody else who wished to speak; there being no one indicating such, Board Member Bowlin closed the  
24 Open Forum.  
25

26 III. CONSENT AGENDA

27 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code*  
28 *(UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*  
29

30 1. Approval of Minutes for the February 17, 2022 Historic Preservation Advisory (HPAB) meeting.  
31

32 2. Approval of Minutes for the April 21, 2022 Historic Preservation Advisory (HPAB) meeting.  
33

34 Board member Freed made a motion to approve the consent agenda. Board member Hall seconded the motion which passed by a vote of 4-0.  
35

36 IV. PUBLIC HEARING ITEMS  
37

38 *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*  
39 *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*  
40 *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*  
41 *limit all comments to three (3) minutes out of respect for the time of other citizens.*  
42

43 3. H2022-003 (BETHANY ROSS)

44 Hold a public hearing to discuss and consider a request by Leonard and Vicky Duncan for the approval of a Certificate of Appropriateness (COA) for a *High*  
45 *Contributing Property* being a 0.6428-acre parcel of land identified as Lots 1, 2, 3, & 4, Block B, Foree Addition, City of Rockwall, Rockwall County, Texas,  
46 zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 601 Williams Street, and take any action  
47 necessary.  
48

49 Planner Bethany Ross explained that the applicant has chosen to withdraw the request and will reapply at a later time.  
50

51 4. H2022-004 (RYAN MILLER)

52 Hold a public hearing to discuss and consider a request by Tim Herring for the approval of a Certificate of Appropriateness (COA) for a *High Contributing*  
53 *Property* being a 0.7096-acre parcel of land identified as Lot 1-R, Block 2, Buttgen Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7  
54 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 501 Kernodle Street, and take any action necessary.  
55

56 Director of Planning and Zoning Ryan Miller provided a summary and brief history in regards to the request. The applicant is requesting the  
57 approval of a Certificate of Appropriateness (COA) for the purpose of constructing a new driveway on the subject property. This driveway will be  
58 off of Williams Street and extend into the rear yard. This request originally came before the Board on April 21<sup>st</sup> and, at that time, the applicant was  
59 requesting to demolish an existing covered porch and construct a driveway approach off of Williams Street. Ultimately, the Board approved a COA  
60 for the demolition of the covered porch but denied the COA for the proposed driveway. At the time of this meeting, staff was under the impression  
61 that the variance request to the driveway spacing requirements could continue forward to the Planning and Zoning Commission with a  
62 recommendation for denial regardless of the Board's action on the COA. However, after conferring with the City Attorney and reviewing the  
63 requirements of the Unified Development Code (UDC), it was determined that the request could not move forward to the Planning and Zoning  
64 Commission without an approved COA. The HPAB retains discretion to either approve the COA or deny the COA. Director Miller then explained

65 that a COA is a discretionary decision for the HPAB. Should the COA request be approved, then a recommendation for approval will be forwarded  
66 to the Planning and Zoning Commission. Should the COA request be denied, then the case could not move forward to the Planning and Zoning  
67 Commission for a variance to the driveway spacing requirements. Staff mailed out notices to property owners and occupants within 200-feet of the  
68 subject property. Director Miller also advised that the applicant and Staff were present and available for questions.

69  
70 Board Member Bowlin opened the public hearing and asked anyone who wished to speak to come forward at this time starting with the applicant.

71  
72 Tim Herriage  
73 2701 Whispering Oaks  
74 Rockwall, TX 75087

75  
76 Mr. Herriage came forward and provided additional details in regards to the request.

77  
78 Pat May  
79 308 Williams Street  
80 Rockwall, TX 75087

81  
82 Mrs. May came forward and expressed her opposition to the request due to safety issues.

83  
84 Joe Garcia  
85 8506 Player Drive  
86 Rowlett, TX 75089

87  
88 Mr. Garcia came forward and explained that he was the contractor and owned the company in charge of the drainage system at 501 Kernodle.

89  
90 Jaqueline Nicholson  
91 405 N. Fannin Street  
92 Rockwall, TX 75087

93  
94 Mrs. Nicholson came forward and expressed her opposition to the request.

95  
96 Carol Crow  
97 504 Williams Street  
98 Rockwall, TX 75087

99  
100 Mrs. Crow came forward and expressed her opposition to the request.

101  
102 Jonathan Brown  
103 601 Kernodle  
104 Rockwall, TX 75087

105  
106 Mr. Brown came forward and expressed his opposition to the request.

107  
108 Tracy Thomas  
109 704 Kernodle  
110 Rockwall, TX 75087

111  
112 Mrs. Thomas came forward and expressed her opposition to the request.

113  
114 Brian Allen  
115 704 Kernodle  
116 Rockwall, TX 75087

117  
118 Mr. Allen came forward and expressed his opposition to the request.

119  
120 Debbie Wines  
121 310 Williams Street  
122 Rockwall, TX 75087

123  
124 Mrs. Wines came forward and expressed her opposition to the request.

125  
126 Board member Bowlin asked if anyone else wished to speak; there being no one indicating such, Board member Bowlin closed the public hearing  
127 and asked the applicant to come forward again to address the public's comments.

128  
129 Mr. Herriage came forward and provided additional details in regards to his request.

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131 Board Member Miller made a motion to deny item H2022-004. Board member Freed seconded the motion which the motion to deny then passed by  
132 a vote of 4-0.



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5. H2022-005 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Rodney and Fran Webb for the approval of a *Certificate of Appropriateness (COA)* for a *Medium Contributing Property* being a 0.4590-acre parcel of land identified as Lot C, Block 11, 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.

Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting to add a thin red brick to the floor of the front porch. The proposed project does require a COA because the proposed scope of work will be visible from E. Rusk Street. The project does not appear to impair the historical integrity of the subject property or negatively impact any of the existing properties. The project would provide for a more historically appropriate aesthetic to the existing concrete slab which was added to the home after the original construction. Planner Ross then explained that approval of a COA is a discretionary decision for the HPAB. The Board may approve, approve with conditions, or deny the request. Staff mailed out notices to all property owners and occupants within 200-feet of the subject property. She then advised that the applicant and staff were present and available for questions.

Board Member Bowlin opened the public hearing and asked anyone who wished to speak to come forward at this time starting with the applicant.

Rodney Webb  
507 E. Rusk Street  
Rockwall, TX 75087

Mr. Webb came forward and provided additional details in regards to the request.

Board member Bowlin asked if anyone else wished to speak; there being no one indicating such, Board member Bowlin closed the public hearing and brought the item back to the Commission for discussion or action.

Board Member Freed made a motion to approve item H2022-005. Board Member Bowlin seconded the motion which passed by a vote of 3-1 with Board Member Hall dissenting.

6. H2022-007 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Rodney and Fran Webb for the approval of a *Small Matching Grant* for a *Medium Contributing Property* being a 0.4590-acre parcel of land identified as Lot C, Block 11, 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.

Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting approval of a Small Matching Grant for the purpose of refinishing the front porch on the subject property with brick. Since this residential property is located in Old Town Rockwall Historic District and a Contributing property, the applicant is eligible for matching funds of up to \$1,000.00. The total valuation of the project is \$10,513.34 and would be qualified for a matching grant of \$1,000.00. Approval of this request is a discretionary decision for the HPAB and they may approve, approve with conditions, or deny the request. Should this be approved, the small matching grant fund will be reduced from \$5,000 to \$4,000 for fiscal year 2022.

Board Member Bowlin opened the public hearing and asked anyone who wished to speak to come forward at this time.

Debbie Wines  
310 Williams Street  
Rockwall, TX 75087

Mrs. Wines came forward and asked if they had considered doing the sidewalk in brick as well.

Rodney Webb  
507 E. Rusk Street  
Rockwall, TX 75087

Mr. Webb came forward and provided additional details in regards to the request.

Board member Bowlin asked if anyone else wished to speak; there being no one indicating such, Board member Bowlin closed the public hearing and brought the item back to the Commission for discussion or action.

Board Member Freed made a motion to approve item H2022-007. Board Member Hall seconded the motion which passed by a vote of 3-1 with Board Member Miller dissenting.

7. H2022-008 (HENRY LEE)

Hold a public hearing to discuss and consider a request by Tari and Donald Kinsey for the approval of a *Certificate of Appropriateness (COA)* for a *Low Contributing Property* being 0.2730-acre parcel of land identified as Part of Lot 13 and all of Lot 14, Block C, 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 317 S. Fannin Street, and take any action necessary.

200 Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a COA for the purpose of permitting  
201 the replacement of an existing horizontal blue siding with a mix of vertical and horizontal board and batten siding on a portion of the front façade.  
202 Staff should note that this has already been installed and the applicant has submitted this request in response to a stop work order issued by the  
203 Neighborhood Improvement Services (NIS) Department. Staff mailed out notices to property owners and occupants within 200-feet of the subject  
204 property. At the time of the meeting, staff has received 1 notice in opposition to the request. Planner Lee then advised that the applicant and staff  
205 were present and available for questions.

206  
207 Board Member Bowlin opened the public hearing and asked anyone who wished to speak to come forward at this time.

208  
209 Pat May  
210 3108 Williams Street  
211 Rockwall, TX 75087

212  
213 Mrs. May asked if the current siding was in good repair.

214  
215 Carol Crow  
216 504 Williams Street  
217 Rockwall, TX 75087

218  
219 Mrs. Crow came forward and expressed her being in favor of the request.

220  
221 Board member Bowlin asked if anyone else wished to speak; there being no one indicating such, Board member Bowlin closed the public hearing  
222 and brought the item back to the Commission for discussion or action.

223  
224 Board Member Freed made a motion to approve item H2022-008. Board Member Bowlin seconded the motion which passed by a vote of 3-1 with  
225 Board Member Miller dissenting.

226  
227 8. H2022-009 (HENRY LEE)

228 Hold a public hearing to discuss and consider a request by Tari and Donald Kinsey for the approval of a *Certificate of Appropriateness (COA)* for a *High*  
229 *Contributing Property* being 0.1610-acre parcel of land identified as Lot 12, Block A, Eppstein Addition, City of Rockwall, Rockwall County, Texas, zoned  
230 Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 501 Storrs Street, and take any action necessary.

231  
232 Planner Henry Lee provided a brief summary in regards to the request. The applicant is proposing to replace an existing 6-foot cedar fence that  
233 was damaged in the recent storms. The cedar fence runs along the eastern property line and is 72-feet in length. The applicant would like to  
234 replace the fence with a new 6-foot cedar fence with steel posts. This would have limited visibility from Star Street and Storrs Street. However, the  
235 property to the north would see this. Planner Lee explained that approval of this COA is a discretionary decision for the HPAB. Staff mailed out  
236 notices to property owners and occupants within 200-feet of the subject property. Planner Lee then advised that the applicant and staff were  
237 present and available for questions.

238  
239 Board Member Bowlin opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one  
240 indicating such, Board member Bowlin closed the public hearing and brought the item back to the Commission for discussion or action.

241  
242 Board Member Freed made a motion to approve item H2022-009. Board Member Miller seconded the motion which passed by a vote of 4-0.

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244 V. DISCUSSION ITEMS

245  
246 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases that*  
247 *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*  
248 *these items are considered for action by the Historic Preservation Advisory Board.*

249  
250 9. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)


251  
252 Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects.

253  
254 VI. ADJOURNMENT

255  
256 Board Member Bowlin adjourned the meeting at 7:31 PM.

257  
258 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 16 DAY  
259 OF June 2022.

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261   
262 \_\_\_\_\_  
263 BEVERLY BOWLIN, BOARD MEMBER

264  
265   
266 \_\_\_\_\_  
267 ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR