

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
NOVEMBER 16, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

I. CALL TO ORDER

Chairman Tiffany Miller brought the meeting to order at 6:02 PM. Board members present were Haydon Frasier, Steve Gaskin, Allison McNeely and Brandon Litton. Board members absent were Sarah Freed and Ben Lewis. Staff members present were Director of Planning and Zoning Ryan Miller, Planning Technician Angelica Guevara, and Planning Coordinator Melanie Zavala. Absent from the meeting was Senior Planner Henry Lee and Planner Bethany Ross.

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 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 October 19, 2023 Historic Preservation Advisory (HPAB) meeting.

Vice-Chairman Frasier made a motion to approve Consent Agenda. Board member Gaskin seconded the motion which passed by a vote of 5-0.

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. H2023-019 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Michael Cheatham on behalf of Jake Rashell and Nicole Smith for the approval of a Certificate of Appropriateness (COA) for an addition to an existing single-family home being a Low Contributing Property on a 0.25-acre parcel of land identified as Block 120E 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 603 E. Rusk Street, take any action necessary.

Planning Technician Angelica Guevara provided a brief summary in regards to the request. The existing single-family home was constructed back in 1950 with craftsman style influences. The applicant is requesting approval of a Certificate of Appropriateness for an addition to the existing single-family home. The applicant is requesting to construct roughly 615 SF of air-conditioned space to the back of the existing home. The additional space will consist of 375 SF and additional living room space and 200 SF that will be a bedroom and closet. The applicant is also proposing to add a 400 SF, 2- car garage to the right side of the home. The applicant has also indicated that the new exterior façade will match the existing single-family home with the exception of the hardy board sighting on the back of the addition. Staff should note that the proposed hardy board sighting on the back addition will not be visible from the street. The main reason this is being presented to the board is because of the 2- car garage that will be visible. On November 2nd staff mailed out 32 notices to property owners and occupants within 200-feet of the subject property. As of today, staff has received one notice in favor of the applicants request.

Chairman Miller opened the public hearing and asked 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 to the board for discussion or action.

Jake Rashell & Nicole Rashell
603 E. Rusk Street
Rockwall, TX 75087

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

60 Vice-Chairman Frasier asked if this would be there permanent residence.

61 Vice-Chairman Frasier asked if they would be adding gravel.

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64 Michael Cheatham
65 1821 Trail Drive
66 Rockwall, TX 75087

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

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70 Director of Planning and Zoning Ryan Miller mentioned that they are meeting the ordinance requirements which is setting the garage 20-feet back
71 from the front facade making it more characteristic to the area with the longer driveway and they will be matching the existing home.

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73 Board member McNeely made a motion to approve H2023-019. Board member Gaskin seconded the motion which passed by a vote of 5-0.

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75 3. H2023-020 (ANGELICA GUEVARA)

76 Hold a public hearing to discuss and consider a request by Michael Cheatham on behalf of Jake Rashell and Nicole Smith for the approval of a
77 Small Matching Grant for an addition to an existing single-family home being a *Low Contributing Property* on a 0.25-acre parcel of land identified
78 as Block 120E of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within
79 the Old Town Rockwall (OTR) Historic District, addressed as 603 E. Rusk Street, take any action necessary.

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81 Planning Technician Angelica Guevara provided a summary regarding the request. This applicant is requesting approval of a small matching grant
82 for the subject property. According to the UDC residential properties located within Old Town Rockwall shall be eligible for a total grant amount
83 above up to \$1,000 if they are contributing properties. In this case the subject property is designated as a low contributing property. The total
84 valuation of the project by the applicant is roughly \$120,000 therefore making the project eligible for a small matching grant of up to \$1,000 however
85 this request is a discretionary decision for the Historic Preservation Advisory Board. Staff wanted to note that as of October 1, 2023, the Historic
86 Preservation Advisory Board has approved two (2) other small matching grants for fiscal year 2024. If this request does get approved the small
87 matching grant fund would be reduced to \$2,500.

88
89 Chairman Miller opened the public hearing and asked anyone who wished to speak to come forward at this time; there being no one indicating such,
90 Chairman Miller closed the public hearing and brought the item back to the board for discussion or action.

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92 Chairman Miller asked if they had moved in already.

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94 Board member McNeely made a motion to approve H2023-020 for the full amount of \$1,000. Board member Gaskin seconded the motion which
95 passed by a vote of 4-1. Chairman Miller dissenting.

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97 4. H2023-021 (ANGELICA GUEVARA)

98 Hold a public hearing to discuss and consider a request by Michael Cheatham on behalf of Jake Rashell and Nicole Smith for the approval of a
99 Building Permit Fee Waiver for an addition to an existing single-family home being a *Low Contributing Property* on a 0.25-acre parcel of land
100 identified as Block 120E of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated
101 within the Old Town Rockwall (OTR) Historic District, addressed as 603 E. Rusk Street, take any action necessary.

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103 Planning Technician Angelica Guevara provided a summary regarding the request. The applicant is requesting approval of the building permit fee
104 waiver for the subject property. To be eligible for this program the property must be located within Old Town Rockwall. Properties classified as
105 contributing shall be eligible for a full waiver of building permit fees and properties classified as non-contributing shall be eligible for up to 50%. In
106 this case the applicant has provided a scope of work of \$120,000 for the construction of the new addition and the new garage and based on the
107 properties designation as low contributing the building permit fee would be eligible for a 100% reduction under this program. The estimated building
108 permit fees are \$487.20 however this is a discretionary decision for the Historic Preservation Advisory Board.

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

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113 Board member Gaskin made a motion to approve H2023-021. Vice-Chairman Frasier seconded the motion which passed by a vote of 4-1. Chairman
114 Miller dissenting.

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116 V. DISCUSSION ITEMS

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

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

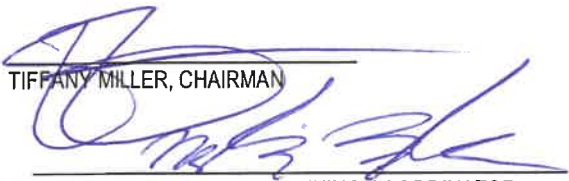
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124 Director of Planning and Zoning Ryan Miller indicated that there are currently no ongoing historic projects.

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VI.ADJOURNMENT

Chairman Miller adjourned the meeting at 6:27 PM.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 21 DAY OF December 2023.



TIFFANY MILLER, CHAIRMAN

ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR