

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
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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.
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9 II. OPEN FORUM
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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.
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14 III. CONSENT AGENDA
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- 16 1. Approval of Minutes for the October 15, 2020 Historic Preservation Advisory (HPAB) meeting.
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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.
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21 IV. PUBLIC HEARING ITEMS
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23 2. H2020-007 (HENRY LEE)
24

25 Hold a public hearing to discuss and consider a request by Daniel Reeves for the approval of a Certificate of Appropriateness (COA) for a
26 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
27 Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic District, addressed as
28 609 E. Washington Street, and take any action necessary.

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