

# MINUTES

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

2 I. CALL TO ORDER

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4 **Chairman Jay Odom brought the meeting to order at 6:01 PM. Board members present were Sarah Freed, Marci Hall, Hayden Frasier, Tiffany Miller.**  
5 **Absent from the meeting was Board member Alma McClintock. Staff members present were Director of Planning and Zoning Ryan Miller and**  
6 **Planners Bethany Ross and Henry Lee. Absent from the meeting was Planning Technician Angelica Guevara.**

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8 II. OPEN FORUM

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10 *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.*  
11 *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*  
12 *the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per*  
13 *the Texas Open Meetings Act.*

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15 **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**  
16 **coming forward to speak chairman Odom closed the open forum.**

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18 III. CONSENT AGENDA

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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.*

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23 1. Approval of Minutes for the June 16, 2022 Historic Preservation Advisory (HPAB) meeting.

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25 2. Approval of Minutes for the July 21, 2022 Historic Preservation Advisory (HPAB) meeting

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27 **Board member Freed made a motion to approve the consent agenda. Board member Miller seconded the motion which passed by a vote of 5-0.**

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29 IV. PUBLIC HEARING ITEMS

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31 *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*  
32 *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*  
33 *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*  
34 *limit all comments to three (3) minutes out of respect for the time of other citizens.*

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36 3. **H2023-001 (HENRY LEE)**

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38 Hold a public hearing to discuss and consider a request by Fernando Hernandez on behalf of Clay Shipman for the approval of a Certificate of  
39 Appropriateness for exterior alterations on a Medium Contributing Property being a 0.4590-acre parcel of land identified as Lot B, Block 5, Farmer &  
40 Merchants Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic  
41 District, addressed as 406 Williams Street, and take any action necessary.

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43 **Planner Henry Lee provided a brief summary in regards to the request. The applicant is requesting approval of a Certificate of Appropriateness for**  
44 **remodeling the interior alterations on a medium contributing property. As part of the request, the applicant is also wanting to go ahead and replace**  
45 **the exterior windows and also enclose the garage. Also, they will move the garage and enclose it with brick and also wants to go ahead and paint**  
46 **the brick a neutral color. This case was originally brought to Planning and Zoning by Code Enforcement since they were working without a permit.**  
47 **Planner Lee advised that an analysis was done in the area and it was concluded that some proposed changes would be atypical of a home in the**  
48 **Historic District. This is a discretionary decision for the Historic Preservation Advisory Board. Staff mailed out notices to property owners and**  
49 **occupants within 200-feet of the subject property. Staff has not received any notices back in regard to the applicant's request.**

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51 **Board member Freed asked for a brief summary of what items are atypical for modern construction.**

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

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55 **Carol Crow**  
56 **504 Williams Street**  
57 **Rockwall TX 75087**

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59 **Mrs. Crow came forward and expressed her concerns in regards to the changes on the historic house.**

60

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

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64 **After brief discussion Board member Miller made a motion to deny the COA for H2023-001. Board member Freed seconded the motion which**  
**passed by a vote of 5-0.**

133VI. ADJOURNMENT

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135 **Chairman Odom adjourned the meeting at 6:33 PM**

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137 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 20<sup>th</sup> DAY  
138 OF April 2023.

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JAY ODOM, CHAIRMAN

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ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR