

# MINUTES

HISTORIC PRESERVATION ADVISORY BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
JUNE 20, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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3 I. CALL TO ORDER

4  
5 Chairman Tiffany Miller brought the meeting to order at 6:00PM. Board Members present were Sarah Freed, Allison McNeely, and Steve Gaskin.  
6 Board Members absent were Ben Lewis and Haydon Frasier. Staff members present were Senior Planner Henry Lee, Planner Bethany Ross and  
7 Planning Coordinator Melanie Zavala. Absent from the meeting was Director of Planning & Zoning Ryan Miller and Planning Technician Angelica  
8 Guevara.  
9

10 II. OPEN FORUM

11  
12 *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*  
13 *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*  
14 *citizens. On topics raised during the OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to*  
15 *respond to your comments during the meeting per the Texas Open Meetings Act.*  
16

17 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  
18 one indicating such Chairman Miller closed the open forum.  
19

20 III. CONSENT AGENDA

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22 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified*  
23 *Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*  
24

- 25 1. Approval of Minutes for the May 16, 2024 Historic Preservation Advisory (HPAB) meeting.

26  
27 Board member Freed made a motion to approve the Consent Agenda. Board member Gaskin seconded the motion which passed by a vote of 4-0.  
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29 IV. PUBLIC HEARING ITEMS

30  
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*  
32 *section, please submit a Request to Address the Historic Preservation Advisory Board (HPAB) (i.e. the yellow forms available at the podium or*  
33 *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*  
34 *audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.*  
35

- 36 2. H2024-005 (HENRY LEE)

37 Hold a public hearing to discuss and consider a request by Tim Herriage of Jennifer's Homes, Inc. for the approval of a Certificate of  
38 Appropriateness (COA) for the replacement of a roof on a *High Contributing Property* being a 0.7096-acre parcel of land identified as Lot 1-R,  
39 Block 2, Buttgen Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town  
40 Rockwall (OTR) Historic District, addressed as 501 Kernodle Street, and take any action necessary.

41  
42 Senior Planner Henry Lee provided a brief summary in regards to the request. This case was presented las month and was tabled due to the  
43 applicant/ representative not attending the case. The applicant tis requesting a Certificate of Appropriateness to replace the roof on the subject  
44 property in areas being the garage and the patio.  
45

46 Nathan Purnell  
47 1017 Foxhall Drive  
48 Rockwall, TX 75087  
49

50 Mr. Purnell came forward and provided additional details in regards to the request.  
51

52 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  
53 such Chairman Miller closed the public hearing and brought the item back to the board for discussion or action.  
54

55 Board member Freed made a motion to approve H2024-005. Board member McNeely seconded the motion which passed by a vote of 3-1 with  
56 Board member Gaskin Dissenting.  
57

- 58 3. H2024-006 (HENRY LEE)

59 Hold a public hearing to discuss and consider a request by Tim Herriage of Jennifer's Homes, Inc. for the approval of a Small Matching Grant  
60 in conjunction with a request for the replacement of a roof on a *High Contributing Property* being a 0.7096-acre parcel of land identified as Lot

61 1-R, Block 2, Buttgen Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town  
62 Rockwall (OTR) Historic District, addressed as 501 Kernodle Street, and take any action necessary.

63  
64 Senior Planner Henry Lee provided a brief summary in regards to the applicants request. The applicant is requesting a small matching grant for  
65 1,000. The small matching grant fund will reduce to 2,500 if the applicant gets approved.

66  
67 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  
68 such Chairman Miller closed the public hearing and brought the item back to the board for discussion or action.

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70 Board member Freed made a motion to approve H2024-006. Board member McNeely seconded the motion and it failed to pass 2-2.

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72 4. H2024-011 (ANGELICA GUEVARA)

73 Hold a public hearing to discuss and consider a request by Gary and Carol Byrd for the approval of a Certificate of Appropriateness (COA) for  
74 the demolition of an existing single-family home and three (3) existing accessory buildings on a Medium Contributing Property being a 0.2850-  
75 acre parcel of land identified as Lot 5B, Block 5, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7)  
76 District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 403 E. Kaufman Street, and take any action necessary.

77  
78 Planner Bethany Ross provided a brief summary in regards to the applicants request. The home is classified as a medium contributing property.  
79 However, some of the exterior materials are not original to the home. The property includes a detached garage and an accessory structure both  
80 built in 1979. The applicant is requesting approval of a Certificate of Appropriateness to demolish the existing single-family home and existing  
81 buildings on the subject property.

82  
83 Carol Byrd  
84 707 Cullins road.  
85 Rockwall, TX 75087

86  
87 Mrs. Byrd came forward and provided additional details in regards to the applicants request.

88  
89 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  
90 such Chairman Miller closed the public hearing and brought the item back to the board for discussion or action.

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92 Board member Gaskin made a motion to approve H2024-011. Board Member Freed seconded the motion which passed by a vote of 4-0.

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94 V. ADJOURNMENT

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96 Chairman Miller adjourned the meeting at 6:38PM

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98 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18<sup>th</sup> DAY  
99 OF July 2024.

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103   
TIFFANY MILLER, CHAIRMAN

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105  
106   
107 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR  
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