

# MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
JULY 18, 2024 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

## I. CALL TO ORDER

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

## 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 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 June 20, 2024 Historic Preservation Advisory (HPAB) meeting.

Board member Freed made a motion to approve the Consent Agenda. Board member Lewis 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. **H2024-012 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Rebekah Barakat for the approval of a Certificate of Appropriateness (COA) for an exterior alteration on a *Medium Contributing Property* being a 0.2800-acre parcel of land identified as Lot C, Block 2, Farmer & Merchants 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 303 Williams Street, and take any action necessary.

Planner Bethany Ross provided a brief summary in regards to the applicants request. The applicant is requesting a Certificate of Appropriateness (COA) for a medium contributing property. The applicant wishes to replace one side by side wood window with a single vinyl sliding window on the south side of the home. The single-family home was constructed in 1950 represents the ranch architecture style. The property has had some recent requests for COA. Including in July of last year, the Historic Preservation Advisory Board (HPAB) approved a COA for constructing a wooden fence on the front yard of the property. Earlier this year in May there was also a request for a COA to expand the existing driveway and ultimately it was denied. They also applied for a short-term rental permit recently. The UDC states that the HPAB must approve if the proposed work does not adversely affect the sites character and is persistent with the criteria. On July 2<sup>nd</sup> staff mailed out 22 notices to property owners and occupants within 200 feet of the subject property. As of now one response was received in favor of the applicants request.

Alexander Barakat  
2234 Arandas way  
Rockwall, TX 75087

Mr. Barakat came forward and provided additional details in regard to the applicants request.

Chairman Miller asked what windows are being replaced.

Board member Frasier asked if it would be a sliding window.

Chairman Miller asked if the other windows in the house were horizontal.

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63 Chairman Miller asked if the other windows in the house were wood.

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65 Board member Lewis asked if there was a reason that window wasn't going in horizontal as the other windows on the subject  
66 property.

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68 Director of Planning and Zoning Ryan Miller stated that since they are adding that sliding window is since they can't get the opening  
69 wide enough to meet the ingress egress requirements with the vertical window it would need to be vertical to allow more space.

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71 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  
72 such Chairman Miller closed the public hearing and brought the item back to the board for discussion or action.

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74 Board member Gaskin made a motion to approve H2024-013 with the window Grid. Board Member Lewis seconded the motion which passed by a  
75 vote of 4-1 With Chairman Miller dissenting.

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77 V. ADJOURNMENT

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79 Chairman Miller adjourned the meeting at 6:20PM

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81 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 10<sup>th</sup> DAY  
82 OF August 2024.

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87 TIFFANY MILLER, CHAIRMAN

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90 ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR

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