

MINUTES

HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
APRIL 21, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 I. CALL TO ORDER

3
4 **Chairman Jay Odom brought the meeting to order at 6:02 PM. Board members present were Sarah Freed, Marci Hall, and Alma McClintock. Absent from the meeting were Board members Brad Adams, Beverly Bowlin, and Tiffany Miller.**

6
7 II. OPEN FORUM

8
9 *This is a time for anyone to address the Planning and Zoning Commission 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 Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.*

10
11
12
13
14 **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 coming forward to speak Chairman Odom closed the open forum.**

15
16
17 III. APPOINTMENTS

- 18
19 1. Appointment with Tim Herriage to discuss the property at 501 Kernodle Street.

20
21 **Tim Herriage**
22 **2701 Whispering Oaks**
23 **Rockwall, TX 75087**

24
25 **Mr. Herriage came forward and provided some history and explanation in regards to the reasoning for his asking for the request. He also wanted to bring rumors to rest in regards to what is coming into the property.**

26
27
28 IV. PUBLIC HEARING ITEMS

29
30 *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.*

31
32
33
34
35 2. H2022-002 (HENRY LEE)

36 Hold a public hearing to discuss and consider a request by Annette Lall on behalf of HIS Covenant Children, Inc. for the approval of a Certificate of Appropriateness (COA) for a Landmark Property being a 0.689-acre tract of land identified as a portion of Lots A & B, Block 2, Griffith Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 303 E. Rusk Street, and take any action necessary.

37
38
39
40 **Planner Henry Lee provided a brief summary and history in regards to the request. The applicant is returning to the Board with a new request that will be broken down in 2 main components with the first being replacing and repairing the exterior rotted wood trim around all 83 windows as well as painting the trim and installing new single-pane glass panel on the exterior of the existing 53 windows that have plexi-glass in front of them. The second part of the applicant's request is to move forward with the ArtCo bid which was shown at the previous meeting on February 17th. Staff should state that ArtCo will be completing the work in 4 phases.**

41
42
43
44
45
46 **Annette Lall**
47 **102 N. Fannin St**
48 **Rockwall, TX 75087**

49
50 **Mrs. Lall came forward and provided additional details in regards to the request. She clarified that she is now requesting to place single-pane glass on the windows now as opposed to the previous request. She said she will be bringing more details in regards to the work at future meetings.**

51
52
53
54 **Chairman Odom opened the public hearing and asked anyone who wished to speak to do so at this time. There being no one indicating such; Chairman Odom closed the public hearing and brought the item back to the Board for discussion or action.**

55
56
57 **Board member Freed made a motion to approve H2022-002. Board member McClintock seconded the motion which passed by a vote of 4-0.**

58
59 3. H2022-003 (BETHANY ROSS)

60 Hold a public hearing to discuss and consider a request by Leonard and Vicky Duncan for the approval of a Certificate of Appropriateness (COA) for a High Contributing Property being a 0.6428-acre parcel of land identified as Lots 1, 2, 3, & 4, Block B, Foree 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 601 Williams Street, and take any action necessary.

65 Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting the approval of a COA for the purpose of
66 permitting the replacement of a like and kind fence in the rear yard, the addition of a 5-foot fence in the front yard, and three alterations in the
67 front façade of the home. One of these being enclosing approximately 38-square feet of the front porch, enclosing three windows on the east
68 living room wall, and enclosing 25-square foot on the east side of the back porch. In regards to the alterations on the front and back façade, they
69 will require a COA because they are visible from public streets. The applicant's proposed scope of work meets all of the existing UDC guidelines
70 and does not appear to impair the historical integrity of the subject property nor negatively impact the adjacent properties.

71
72 Chairman Odom opened the public hearing and asked anyone who wished to speak to do so at this time. There being no one indicating such;
73 Chairman Odom closed the public hearing and brought the item back to the Board for discussion or action.

74
75 Board member Freed made a motion to approve the COA for the construction at the front of the property, the COA for replacing the back fence,
76 and request to table the front-yard fence. Board member McClintock seconded the motion which passed by a vote of 4-0.

77
78 **4. H2022-004 (HENRY LEE)**

79 Hold a public hearing to discuss and consider a request by Tim Herriage for the approval of a Certificate of Appropriateness (COA) for a High Contributing
80 Property being a 0.7096-acre parcel of land identified as Lot 1-R, Block 2, Buttgen Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family
81 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 501 Kernodle Street, and take any action necessary.

82
83 Director of Planning and Zoning Ryan Miller provided a brief history and summary in regards to the request. The applicant is requesting a COA
84 to allow the demolition of the side yard porch and to relocate the current driveway from Margaret Street to Williams Street which is off of Hwy 66.
85 The applicant has provided a letter stating that the reason for this is for the future subdivision of the property and potentially 2-4 lots. According
86 to the Historic guidelines in the Unified Development Code (UDC), the demolition of a structure that contributes historically or architecturally to
87 a property is a discretionary decision for the Historic Preservation Advisory Board (HPAB). In making this decision, you're asked to consider
88 whether or not the demolition will cause a loss of architectural or historical integrity or importance. If the structure does not contribute to the
89 historical or architectural character or importance of the historic district, then its removal will result in a positive or appropriate change in the
90 district visually. The other thing the applicant is looking at doing is putting a driveway onto Williams Street. Right now the drive way extends to
91 from the back of the garage towards Margaret Street. The reason for doing this is this would allow the applicant to subdivide the property and
92 getting more lots onto Margaret Street. The City's requirements state that a driveway has to be 200-feet from the intersection of a Collector and
93 Local which Kernodle is considered to be a Local and Williams Street a Collector. Williams Street is also a TxDot roadway so, on top of the
94 City's requirements, TxDot has the requirement that the minimum driveway spacing for highways that have a 30MPH speed limit be 200-feet as
95 well. Director Miller explained that regardless of the outcome tonight, this item will have to go to the Planning and Zoning Commission for
96 recommendation or action on the City's requirements and then it would have to go to the Texas Department of Transportation for a variance.
97 When looking at this, the applicant indicated that there were 7 driveways located within 200-feet. Staff should note that there were 6 driveways
98 and these are on homes that were established between 1905 and 1991, long before the current traffic volumes on this roadway were established.
99 Most of the driveways are on the south side, and most of these properties only have the ability to access Williams Street. The subject property
100 has the ability to access both Kernodle and Margaret Street. In preparing for this case, the police department was also asked to run an analysis
101 of traffic incidents on this block alone. They did have five (5) accidents in the last three (3) years. Specifically, one from 2020, two from 2021, and
102 they have already had two this year (2022). Staff would like to point out that eventually 66 will be realigned, but Staff cannot clarify a date of
103 when that will actually take place. The Board is asked to look at whether or not this would adversely affect the character of the site and if the
104 proposed work is consistent with the regulations in the section of the Code. Both items are a discretionary decision for the Board.

105
106 Chairman Odom asked if the demolition of the side porch necessary for the driveway to be completed.

107
108 Mr. Herriage came forward and provided additional details in regards to his request. He also explained his reasoning as to why he wanted the
109 driveway.

110
111 Chairman Odom opened the public hearing and asked anyone who wished to speak to come forward at this time.

112
113 Carol Crow
114 504 Williams Street
115 Rockwall, TX 75087

116
117 Mrs. Crow came forward and expressed her opposition to the request. She also provided photos as part of her presentation in regards to the
118 request.

119
120 Pat May
121 308 Williams Street
122 Rockwall, TX 75087

123
124 Mrs. May came forward and expressed her opposition to the request.

125
126 Alan Smith
127 506 Kernodle Street
128 Rockwall, TX 75087

129
130 Mr. Smith came forward and expressed his opposition to the request.

131
132 Jaqueline Nicholson

133 405 N. Fannin Street
134 Rockwall, TX 75087
135

136 Mrs. Nicholson came forward and expressed her opposition to the request in terms to the driveway but was in favor of removing the porch.
137

138 Jonathan Brown
139 7814 Killarney Lane
140 Rowlett, TX 75089
141

142 Mr. Brown came forward and expressed his opposition primarily to the driveway.
143

144 Debbie Wines
145 310 Williams Street
146 Rockwall, TX 75087
147

148 Mrs. Wines came forward and expressed her opposition to the request.
149

150 Chairman Odom asked if anyone else wished to speak; there being no one indicating such, Chairman Odom closed the public hearing and
151 brought the item back to the Board for discussion or action.
152

153 Board member Freed made a motion to approve the COA for the removal of the side porch. Board member McClintock seconded the motion
154 which passed by a vote of 4-0.
155

156 Board member Freed made a motion to deny the COA for the driveway on Williams Street. Board member McClintock second the motion which
157 passed by a vote of 4-0.
158

159 V. DISCUSSION ITEMS
160

161 *These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases*
162 *that will come forward for action or public hearing at a future Historic Preservation Advisory Board meeting. Public comment on these cases can take place*
163 *when these items are considered for action by the Historic Preservation Advisory Board.*
164

165 5. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)
166

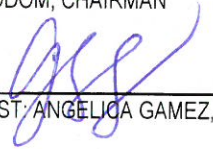
167 **Planning and Zoning Director Ryan Miller indicated that there are currently no ongoing historic projects.**
168

169 VI. ADJOURNMENT
170

171 **Chairman Odom adjourned the meeting at 7:37 PM.**
172

173 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 19 DAY
174 OF May 2022.
175

176 
177
178 JAY ODOM, CHAIRMAN

179 
180
181
182 ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR