

# MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
OCTOBER 15, 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 6:00 p.m. Board members present were Carolyn Francisco, Tiffani Miller, and Beverly**  
5 **Bowlin. Staff members present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, Planner**  
6 **Henry Lee, and Planning and Zoning Coordinator Angelica Gamez.**

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8 II. OPEN FORUM

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10 **Chairman Odom explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There**  
11 **being no one coming forward to speak Chairman Odom closed the open forum.**

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13 III. CONSENT AGENDA

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15 1. Approval of Minutes for the August 20, 2020 Historic Preservation Advisory (HPAB) meeting.

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17 **Board Member Francisco made a motion to approve the consent agenda. Board Member Miller seconded the motion which passed by a**  
18 **vote of 4-0 with Board Members Freed, McClintock, and Adams absent.**

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20 IV. PUBLIC HEARING ITEMS

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22 2. **H2020-006 (HENRY LEE)**

23 Hold a public hearing to discuss and consider a request by Daniel Reeves for the approval of a Certificate of Appropriateness (COA) for a  
24 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  
25 Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall Historic District, addressed as  
26 609 E. Washington Street, and take any action necessary.

27  
28 **Planner Henry Lee provided a brief summary in regards to the request. Mr. Lee explained where the high-contributing and low-**  
29 **contributing properties were located in relation to the subject property. The applicant is proposing to construct a 3-car detached garage**  
30 **with a 15x19 outdoor storage area totaling 1,050 square feet and will be approximately 17-feet in height. The detached garage will be**  
31 **located 20-feet to the East of the primary structure where a new foundation will be poured. The exterior materials will be cementus lap-**  
32 **siding and a composite roof. The applicant indicated that the building will be painted in a night wat green and electricity will be the only**  
33 **utility running in the new structure and the new storage area will not be used as a guest quarters. There will also be a small sidewalk in**  
34 **the northwest corner of the proposed structure that will connect an existing sidewalk to the primary structure. The subject property is**  
35 **considered a medium contributing property constructed in the bungalow style with craftsmen influences. According to the Unified**  
36 **Development Code (UDC), each property is allowed 1 detached garage up to 625 square feet. The proposed structure is 61% of the size**  
37 **of the primary structure. It should be noted that in single-family duplex districts, garages should be located 20-feet behind the primary**  
38 **structure and the proposed is set even with the front façade. The proposed detached garage is not compatible with the setback**  
39 **requirements. However, they are compatible with the orientation, front-yard, side-yard, drive way and pave way material guidelines. Mr.**  
40 **Lee explained that the color of the siding that the applicant indicated does not match the primary color of the home. He then advised the**  
41 **Board that this is a discretionary decision to the Historic Preservation Advisory Board. Due to the request not meeting our size**  
42 **requirements, it would need to obtain a Specific Use Permit (SUP). Should a Certificate of Appropriateness (COA) be approved, then a**  
43 **recommendation for approval will be forwarded to the Planning and Zoning Commission and City Council. Staff recommendations for**  
44 **this request would be a new foundation and the applicant would have to file an SUP unless the size was brought into conformance**  
45 **beforehand.**

46  
47 **Chairman Odom opened the public hearing and asked anyone who wished to speak to do so at this time. There being no one indicating**  
48 **such, Chairman Odom closed the public hearing and brought the item back to the Commission for discussion or action.**

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50 **Board member Francisco asked if they had enough space to move the garage back further.**

51  
52 **Board member Bowlin was worried about the precedent that would be set should this item be approved. She asked for clarification**  
53 **regarding the outside storage.**

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55 **Board member Miller was concerned about the size of the garage.**

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57 **Chairman Odom agreed with Board member Miller in regards to the size and the choice to use 2 separate colors.**

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59 **After further brief discussion between the Board, Board Member Miller made a motion to deny item H2020-006 with prejudice. Board**  
60 **member Bowlin seconded the motion which passed by a vote of 4-0.**

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62 V. DISCUSSION ITEMS

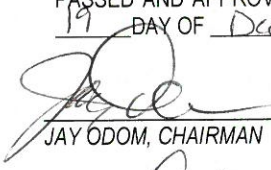
64 3. Update from Historic Preservation Officer (HPO) regarding historic projects. (RYAN MILLER)

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

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68 VI. ADJOURNMENT

69 **Chairman Odom adjourned the meeting at 6:23 pm.**

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71 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE  
72 19 DAY OF December 2020.

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79 JAY ODOM, CHAIRMAN

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83 ATTEST: ANGELICA GAMEZ, PLANNING COORDINATOR