

MINUTES



HISTORIC PRESERVATION ADVISORY BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
NOVEMBER 20, 2025 IN THE CITY COUNCIL CHAMBERS AT 6:00PM

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3 I. CALL TO ORDER
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5 Chairman Tiffany Miller brought the meeting to order at 6:00PM. Board members present were Sarah Freed, Haydon Frasier, Fran Webb and Steve
6 Gaskin. Board members absent were Ben Lewis and Allison McNealy. Staff members present Senior Planner Henry Lee and Director of Planning and
7 Zoning Ryan Miller. Staff members absent from the meeting were Senior Planner Bethany Ross, Planning Technician Angelica Guevara, and Planning
8 and Zoning Coordinator Melanie Zavala.
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10 II. OPEN FORUM
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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 public hearing.*
13 *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*
14 *OPEN FORUM, please know that the Historic Preservation Advisory Board (HPAB) is not permitted to respond to your comments during the meeting per the*
15 *Texas Open Meetings Act.*
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17 Chairman Tiffany Miller explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time, there
18 being no one indicating such Chairman Tiffany Miller closed the open forum.
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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 Development Code (UDC)*
23 *and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*
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25 1. Approval of Minutes for the September 18, 2025 Historic Preservation Advisory (HPAB) meeting.
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27 Board Member Freed made a motion to approve the Consent Agenda. Board Member Webb 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 2. **H2025-016 (BETHANY ROSS) [WITHDRAWN DUE TO LIKE-IN-KIND IMPROVEMENT]**

37 Hold a public hearing to discuss and consider a request by Connie Ryan for the approval of a Certificate of Appropriateness (COA) for a fence on a Non-
38 Contributing Property being a 0.45-acre tract of land identified as a portion of Block 11 of the F & M Addition, City of Rockwall, Rockwall County, Texas,
39 zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 502 Williams Street, and take any action
40 necessary.
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42 3. **H2025-017 (BETHANY ROSS) [WITHDRAWN DUE TO LIKE-IN-KIND IMPROVEMENT]**

43 Hold a public hearing to discuss and consider a request by Connie Ryan for the approval of a Small Matching Grant for a fence on a Non-Contributing Property
44 being a 0.45-acre tract of land identified as a portion of Block 11 of the F & M Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-
45 7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 502 Williams Street, and take any action necessary.
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47 4. **H2025-018 (BETHANY ROSS) [WITHDRAWN DUE TO LIKE-IN-KIND IMPROVEMENT]**

48 Hold a public hearing to discuss and consider a request by Connie Ryan for the approval of a Building Permit Fee Waiver for a fence on a Non-Contributing
49 Property being a 0.45-acre tract of land identified as a portion of Block 11 of the F & M Addition, City of Rockwall, Rockwall County, Texas, zoned Single
50 Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 502 Williams Street, and take any action necessary.
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52 5. **H2025-019 (HENRY LEE)**

53 Hold a public hearing to discuss and consider a request by Jonathan Brown, AIA of JHP Architecture and Urban Design on behalf of Darlene Singleton of the
54 Rockwall Community Playhouse for the approval of a Certificate of Appropriateness (COA) for [1] the demolition of two (2) Medium Contributing Structures,
55 [2] the construction of a new performance center and practice hall, and [3] a zoning change from a Single-Family 7 (SF-7) District to a Planned Development
56 District for two (2) Medium-Contributing Properties, one (1) Low Contributing Property, and two (2) Non-Contributing Properties being a 0.805-acre tract of
57 land identified as a portion of Lot 120D and all of Lots 120C & 120G of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-
58 Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 609 E. Rusk Street and 606, 610, & 612 Kaufman Street,
59 and take any action necessary.
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61 Senior Planner Henry Lee presented a summary of the applicant's request. He explained that the applicant submitted a similar proposal on May 30
62 of this year but withdrew it after the Historic Preservation Advisory Board and members of the public raised concerns related to the height and
63 overall architectural style of the proposed building. The applicant has now returned with a revised application that includes the same three primary
64 elements as before: demolition of the existing Community Playhouse and the single-family residence immediately to the north, construction of a new

65 performance center and practice hall, and a zoning change from the Single-Family 7 district to a Planned Development district that would retain the
66 underlying SF-7 standards while adding community theater as a permitted use by right. The concept plan proposes a performance center of
67 approximately 9,700 square feet along N. Clark Street and a 3,000-square-foot practice hall at the rear of the property, both clad in 100 percent lap
68 siding instead of the previous design that incorporated brick and a different architectural theme. Mr. Lee reviewed several zoning and dimensional
69 issues associated with the request. The property is currently zoned SF-7, and the applicant seeks a Planned Development designation limited to
70 adding the community theater use. As discussed in the prior submission, staff refined the definition of "theater" to specifically apply to community
71 theater. The revised design includes a reduction in the front yard setback along N. Clark from the required 20 feet to 15 feet, and a reduction in the
72 required 20-foot residential side yard setback to 10 feet. The applicant also proposes a maximum building height of 35 feet. Although this exceeds
73 the SF-7 limit of 32 feet, it represents a 10-foot reduction from the previous 45-foot request. Mr. Lee noted that most other single-family districts in
74 the city allow a height of 36 feet, while SF-7 has a lower standard due to smaller lots and older existing homes. Parking requirements for the
75 performance center call for 54 spaces, based on one space per three seats, and the applicant proposes 51 spaces, which is unchanged from the
76 prior application. Regarding demolition, Mr. Lee explained that removal of structures within the historic district may be considered if the buildings
77 have lost architectural or historical integrity, if demolition will not negatively affect the district, if the structures do not contribute to the district's
78 historic character, or if they pose a threat to health, safety, or welfare. Staff indicated that the existing structures do not appear to meet those criteria;
79 however, the decision remains discretionary to the Historic Preservation Advisory Board. He then reviewed the proposed new construction, noting
80 that the applicant now intends to use lap siding with board-and-batten elements rather than brick, and that the design incorporates hip and gable
81 roof forms consistent with the existing theater and adjacent residence. The standing-seam metal roof is also consistent with several recently
82 constructed homes in the historic district. For fencing, Mr. Lee explained that the code normally requires a masonry wall or wrought-iron fence with
83 three-tiered screening where a property abuts residential uses, but the applicant requests a six-foot cedar fence with landscaping, stating that it is
84 more compatible with the residential context than a more commercial-looking alternative. The proposal also includes a three-space parking
85 reduction, as previously discussed. Lee concluded by stating that the request requires a Certificate of Appropriateness and that all components fall
86 within the Board's discretion. If the Board approves the zoning portion of the request, it will forward a recommendation of approval to the Planning
87 and Zoning Commission and the City Council. He also noted that in November, 34 notices were mailed to property owners and applicants within 200
88 feet of the subject property.

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90 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
91 such, Chairman Miller closed the public hearing and brought the item back for discussion or action.

92
93 Jonathan Brown
94 601 Kernodle Street
95 Rockwall, TX, 75087
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97 Mr. Brown came forward and expressed he has presented this case a couple of times, and they met with residents around the area and they held two
98 meetings with residents to receive feedback regarding design.
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100 Vice-Chairman Frasier made a motion to approve H2025-019 as presented. Board member Freed seconded the motion which passed by a vote of 5-
101 0.
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103 6. H2025-020 (HENRY LEE)

104 Hold a public hearing to discuss and consider a request by Bevin Locke on behalf of Katie Hudson Thompson for the approval of a *Certificate of*
105 *Appropriateness (COA)* for various improvements on a *Medium Contributing Property* being a 0.3134-acre parcel of land identified as Lot 1 of the Monnie
106 Rodgers Subdivision, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic
107 District, addressed as 501 Munson Street, and take any action necessary.
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109 Senior Planner Henry Lee provided a summary regarding the applicant's request. Architecturally, the home was built in 1901 in the National Folk
110 style. According to the 2017 historic survey, several alterations had already occurred prior to this request, including replacement of some windows
111 and doors and modifications to the front porch. These changes are the basis for the home's medium-contributing status. The applicant is now
112 requesting a Certificate of Appropriateness for three renovation items. First, the applicant proposes to replace deteriorated exterior siding. The
113 existing siding has significant rot, and the applicant seeks to replace it with six-inch Smart Lap siding painted white, with black trim around the
114 windows. Second, the applicant proposes to replace all existing windows. Currently, the home contains mostly aluminum windows and one wood
115 window that appears to be original. Because the aluminum windows already represent a previous alteration, the applicant is requesting to replace
116 all windows with vinyl units featuring black trim. The applicant has not yet determined whether the new windows will be plain glass or include grids
117 and has deferred that decision to the Board's discretion. Third, the applicant seeks permission to remove and replace the deteriorated decking on
118 the front porch. The porch has previously been altered, as documented in the 2017 survey, and the proposed replacement does not appear to further
119 diminish the property's architectural integrity. Mr. Lee explained that the historic guidelines state that original exterior materials should be used
120 when available; however, complementary exterior materials may be considered when originals are no longer feasible. Because the existing siding is
121 four-inch material and the applicant is requesting six-inch Smart Lap, this would constitute a material change and is therefore at the Board's
122 discretion. He also noted that while the porch decking would be replaced, the porch itself had already undergone modifications in the past, and the
123 change does not appear to significantly affect its historic character. Regarding the windows, Mr. Lee emphasized that aluminum windows were
124 already a non-historic alteration and replacing them with vinyl although another change would not appear to further compromise the integrity of the
125 home. He requested clarification from the applicant regarding the front porch railing, as the elevation drawings suggest it may be removed, which
126 would constitute an additional alteration requiring clear explanation. As part of the Certificate of Appropriateness process, staff mailed 27 notices
127 on November 4 to all property owners within 200 feet of the site. No responses have been received to date.
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129 Bevin Locke
130 9021 James Drive
131 Lantana, TX 76226
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133 Board Member Webb asked if they're replacing the aluminum windows.

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Vice-Chairman Frasier asked if they're changing siding.

Board Member Freed wanted clarification regarding the decking.

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 such, Chairman Miller closed the public hearing and brought the item back for discussion or action.

Board Member Freed made a motion to approve H2025-020 if the railing goes back up and the gridding pattern matches along the side windows. Vice-Chairman Frasier seconded the motion which passed by a vote of 5-0.

7. H2025-021 (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Shannon Barton for the approval of a Certificate of Appropriateness (COA) to allow the brick to be painted on a Non-Contributing Property being a 0.3060-acre tract of land identified as a portion of Block 20 of the F & M 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 501 E. Kaufman Street, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a summary regarding the applicant's request. The property at 501 E. Kaufman Street is a non-contributing structure built in 1995 as a one-story brick home. In October of this year, the Neighborhood Improvement Services Division initiated a proactive code case after observing that the brick exterior had been painted. Upon notification, the property owner was receptive and promptly applied to the Board for the work already completed. Although the structure itself is not historic, it is located within 200 feet of a high-contributing property, which requires a Certificate of Appropriateness for exterior changes. According to the historic guidelines, brick, stone, or other naturally or historically unpainted materials should not be painted unless they were previously painted. In this case, the brick is not a historic material, but it is a natural material that had not been painted before. The guidelines also state that fluorescent and metallic colors are not recommended, and that exterior paint does not require a building permit or specific review for color selection; however, paint colors should be compatible with the architectural style and with neighboring historic structures. The reason this case is before the Board is the painting of the masonry itself, as masonry painting is discouraged and once completed, is extremely difficult if not impossible to reverse. Mr. Miller noted that this place the Board in a challenging position because the brick has already been painted. As required for a Certificate of Appropriateness, notices were mailed on November 3 to nineteen property owners and occupants within 200 feet of the property, and as of this meeting, one email response has been received in opposition to the applicant's request.

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 such, Chairman Miller closed the public hearing and brought the item back for discussion or action.

Shannon Barton
501 E. Kaufman Street
Rockwall, TX, 75087

Mrs. Barton came forward and provided details regarding her request. Explained she was unaware that she was in the Historic district and wanted to apologize for not coming to the board first. Mrs. Barton also explained she has a terminal illness and would like to keep the color she has been using to paint her house.

Director of Planning and Zoning explained that this case is a bit different than previous cases seen because other cases were for contributing properties as this is a non-contributing property.

Vice-Chairman Frasier explained if it was painted it would need to stay white without an accent color.

Board Member Freed made a motion to approve H2025-021 to allow the painted brick as it is right now and it be a solid color and approve the railing. Board Member Webb seconded the motion which passed by a vote of 4-1 with Chairman Miller dissenting.

V. DISCUSSION ITEMS

These items are for discussion between staff and the Historic Preservation Advisory Board (HPAB) and relate to administrative information and/or cases 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 when these items are considered for action by the Historic Preservation Advisory Board.

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

VI. ADJOURNMENT

Chairman Tiffany Miller adjourned the meeting at 6:57PM

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, TEXAS, THIS THE 18 DAY OF December 2025.


TIFFANY MILLER, CHAIRMAN

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ATTEST: MELANIE ZAVALA, PLANNING COORDINATOR