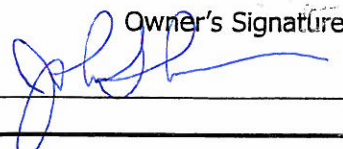


**- EXHIBIT (2) -**

**OLD ROCKWALL HISTORIC DISTRICT - Certificate of Appropriateness - Application**

Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please continue on additional sheets.

<b>Address of Property:</b> <u>402 N. FANNIN</u>			
Street Address			
<u>ROCKWALL</u>	<u>TX</u>	<u>75087</u>	<u>Rockwall</u>
City	State	Zip Code	County
Name of Property, If Applicable: <u>RESIDENCE</u>			
Has the building been moved? No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> If yes, when was the property moved? (mm/dd/yr -if known, otherwise, the year moved is sufficient)			
Name of Historic District: <u>OLD TOWN</u>			
<input type="checkbox"/> National Register District <input type="checkbox"/> Certified State or Local District <input type="checkbox"/> Proposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)			
Owner: <u>VERA LOFLAND</u>		Street Address: _____	
<u>WILK POINT</u>			
City	State	Zip Code	County
<u>1-903-873-4208</u>			
Telephone Number (preferably daytime)			
Authorized Contact: <u>JOHN THOMAS</u>		Street Address: <u>302 WILLIAMS</u>	
(if different from Owner)			
<u>ROCKWALL</u>	<u>TX</u>	<u>75087</u>	<u>Rockwall</u>
City	State	Zip Code	County
<u>214-629-2449</u>			
Telephone Number (preferably daytime)			
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.): <u>DEMOLITION OR RELOCATION OF HOUSE.</u>			
Owner's Signature 		City of Rockwall Use Only:	Project Number

**REHABILITATION, RESTORATION AND NEW CONSTRUCTION**

Prepared by the  
Old Rockwall Historic District Planning Committee



# Tropical John's

GARDEN SHOP & LANDSCAPE COMPANY

*Gardening Natures Way with Organics*

Hwy 66, Just East of Rockwall Square  
302 William

John Thomas, OWNER

**771-2449**

*Quality Plants with a Personal Touch*

## To Whom It May Concern:

I am submitting a zone change request for 402 North Fannin in hopes of expanding my current location at 302 Williams Street, Rockwall, Texas.

My business, Tropical John's Garden Shop, began operating in March of 1988. It began as a very small business. My mother, Laverne Thomas, and I specialized in tropical plants, seasonal color, fertilizers, mulches, and chemicals. The old building I purchased had changed owners and businesses many times and to say the least, was rather unsightly. I had the old gasoline tanks removed and began cleaning the place up. I had a vision of "coloring" up the corner of old highway 66. Over the years, we have added color and variety to the corner, yet, maintained the "small town" history look. The size of the business fit the size of the town.

I then began landscaping homes in the Rockwall area using my unique ideas acquired through experience and studying alternate looks instead of the same ole thing. Perennial gardens became a staple in my landscaping and a staple at the nursery. In 1994 I began to carry organic products that are safe for the environment. Then, in 1996 I pulled all the harmful fertilizers and chemicals from my shelves. I became the only 100% all organic nursery in the Rockwall/Rowlett area. I do numerous talks each year to groups like the Rotary clubs, Newcomers, Churches, and Civic Groups on the benefits of all organic gardening.

As the population of Rockwall has grown, my business has also. The need for more parking area has become a must. I have looked at alternative locations, but, they "small town" look is the root of my business. Also, I have many, many long time customers that still prefer to shop old time/old town Rockwall. Expansion to 402 North Fannin will allow me room for more parking and more nursery stock. I have enclosed a site drawing showing a landscaped front area to screen the parking area with nursery stock in the back area. These changes will require the removal of the house at this location. The house is in very bad, and currently inhabitable condition. The house is of minimal value and would be willing to donate it to have it removed. By eliminating the house and allowing for extra parking and some product expansion, I would be able to remain at the corner of

302 Williams. The old service station/bus station would remain “alive” and well kept throughout the years. There is a great deal of Rockwall history in that old building.

I envision the area from my shop to the square as an area that could be developed into small cottage shops, much like Goliad Place. There is a successful small restaurant and several small businesses restoring the old homes there. By keeping Tropical John’s Garden Shop in place, it provides a cornerstone for attracting other small businesses and keeping downtown alive. It brings a lot of character to the corner. When Mrs. Peace lived in the Fannin house, I helped her plant and keep her yard/garden in flowers. Since her death, the property has become an eyesore, and now, inhabitable. I would like to bring it back to the beautiful landscaped spot that it should be.

I have survived Walmart, Lowes, and Home Depot. My landscaping company is thriving. I intend to stay in Rockwall a long time and would appreciate your consideration in this matter.

Sincerely,

John Thomas  
Owner/Tropical John’s Garden Shop

To Whom it may concern —

As lien holder on the property @ 402 N. Fannin  
I give my permission to Lloyd Waldrop to transfer  
this property to John Thomas to be used as a  
parking lot for his business (Tropical John's Garden Center)  
and to use for expansion of his business.

Sera Lofland  
4702 VDCR 3504  
Wills Point, Tx. 75169

To Whom it may concern —

As lien holder on the property @ 402 N. Fanning  
I give my permission, to Lloyd Waldrop to transfer  
the property to John Thomas to be used as a  
parking lot for his business (Tropical John's Garden Center)  
and to use for expansion of his business.

Sera Lofland  
4702 VDCR 3504  
Wills Point, Tx. 75169



- - Property Data Selection Menu - -  
 \*\*\*\*\* System Locked \*\*\*\*\*

Prop ID: R14413 (Real Property) Owner: WALDROP LLOYD & TONI  
 XRef ID: 3140-032B-0000-B0-0R (81006) 306 WILLIAMS  
 Legal : B F BOYDSTON, BLOCK 32B & 32E ROCKWALL, TX 75087

---

Situs : 402 FANNIN N ST	Owner Phone:
Entities : GRW, SRW, CRW	Prop Links :
CAD (Yes)	Nbhd. Code : S3140
Exemptions :	Mort Lender:
	Freeze Year:
Agent Info	Total Land HS/NHS : 23,600
ARB Docs :	Total Prod. Mkt. : 0
Chief Appr :	Total Imp. HS/NHS : 32,470
Entity Docs:	Total Mkt. Value : 56,070
*	

---

Alt. (D)isp. (G)en. Appr.	(P)rimary (O)wnership	(S)econdary (H)istory	(L)and/Impr. (.) More
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Enter Option from Above, or "RETURN" to Exit: \_\_

---

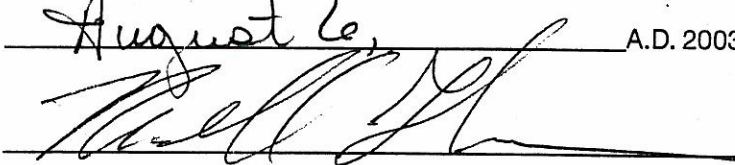
# PUBLISHER'S AFFIDAVIT

## THE STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael Gresham, who being by me duly sworn deposes and says that he is the Publisher of *Rockwall County News* and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

1. it devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. it is published at least once each week;
3. it is entered as second-class postal matter in the county where it is published;
4. it has been published regularly and continuously since 1985; and
5. it is generally circulated within Rockwall County.

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

August 6, A.D. 2003  


Michael Gresham  
Editor and Publisher

### SUBSCRIBED AND SWORN BEFORE ME

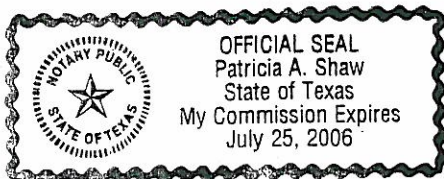
by Michael Gresham, who

- a) is personally known to me, or  
 b) provided the following evidence to establish his/her identity. \_\_\_\_\_

on the 12th day of August, A.D. 2003.  
to certify which witness my hand and seal of office.



Notary Public, State of Texas



#### Legal Notices

#### Legal Notices

### PUBLIC NOTICE

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **August 21, 2003 at 6:30 p.m.** at the Rockwall City Hall, 385 South Goliad, Council Chambers - Conference Room, Rockwall, Texas to consider the following items:

#### H2003-01

Discuss and consider a request from Lisa Place owner of 406 Williams Street (F & M Addn., Block 5, Lot B) for a Certificate of Appropriateness (CofA) to permit painting of the exterior brick and additional alterations to the structure.

#### H2003-002

Discuss and consider a request from Dorothy Dunn owner of 301 South Clark (B.F. Boydston, Block 49A) for a Certificate of Appropriateness (CofA) to permit the replacement of the garage on the rear of the subject property adjacent to Hartman Street.

#### H2003-003

Discuss and consider a request from Michael Pittman for a Certificate of Appropriateness (CofA) on behalf of the owner of a single, 0.459-acre lot (Griffith Addition; Block 11, Lot C) known as 507 East Rusk located on the northwest corner of Rusk and Tyler to accommodate the addition of a proposed new porch on the front of the existing folk, L-plan residential structure.

#### H2003-004

Hold a public hearing and consider a request from Annette Lall of HIS Covenant Children for the designation of the property located at 303 E. Rusk (Griffith Addn., Lot A, Block 2) that includes the "Old Methodist Church" and education buildings, as a landmark property.

#### H2003-005

Discuss and consider a request from John Thomas on behalf of Vera Lofland owner of 402 North Fannin (B.F. Boydston, Block 32B & 32E) for a Certificate of Appropriateness (CofA) to permit demolition or relocation of the structure currently located on the subject lot.

All interested persons are invited to attend.

# Advertising Receipt

**Rockwall County News**

316 S Goliad, Ste 107  
PO BOX 819  
Rockwall, TX 75087  
Phone: 972-722-3099  
Fax: 972-722-3096

ROCKWALL, CITY OF- LEGALS  
ATTN: DOROTHY BROOKS  
385 SOUTH GOLIAD  
ROCKWALL, TX 75087

**Cust#:** 01100978-000  
**Ad#:** 17509104  
**Phone:** (972)771-7700  
**Date:** 08/05/03

**Ad taker:** 16      **Salesperson:** 6      **Classification:** 001

Description	Start	Stop	Ins.	Cost/Day	Surcharges	Total
09 ROCKWALL COUNTY NEWS	08/06/03	08/06/03	1	68.00		68.00

**Payment Reference:**

161589  
JAMES S WILLIAMS  
PLANNING DEPARTMENT  
PUBLIC NOTICE  
8/6

**Total:** 68.00  
**Tax:** 0.00  
**Net:** 68.00  
**Prepaid:** 0.00

**Total Due** 68.00



under my hand and seal of the Court at his 1st day of August, 2003.

KAY MCDANIEL, District Clerk  
 Rockwall County Government Center  
 Rockwall, Texas 75087

By: Betty Williams, Deputy

**Legal Notices**

**Legal Notices**

**PUBLIC AUCTION**

ESCR	ST	LIC	VIN
DR	TX	J76WKH	2MEBM75FXJX676704
	TX	WVT20T	2G3AJ51W6J9354064
	TX	F17VMG	1FAPP6245PH220281
	TX	P08JPV	1FAPP9598KW151471
	TX	P48HYN	1JCWD7414GT161355
PK	TX	7TLR19	CCL448S221499
	TX	R10WJM	1G2WP14W9JF259308
PK	TX	B61WMP	JA3CR46VXLZ032496
	TX	1DXZ20	1GCGC24K3KE131992
DR	TX	XYT55B	1G1LV14W3JE668987
	TX	N/A	2G1WL54T1L1180982
PK	TX	F45VDF	JM1GD2223J1526504
	TX	VF8904	F10DK710194
R	TX	BA4290	3B7JE23Y2NM533099
	NA	NA	NA
DR	TX	M94RMS	9FO4F143689
	TX	B64SHF	KL2TN5461MB300394
	TX	L12MPC	1FAPP9191JT203299
	TX	FMH45L	JACCH58E2K7909787
	TX	XDF52R	2HGEJ6448VH113198
	TX	NGN97R	3FAPP1685PR146102
	TX	F85HLM	116955785
	TX	K52ZDY	1G3AR47Y3DM525355
	TX	P29JBP	1FABP6046JH108559
	TX	R5KV93	1FUEYCYBOGH288287
HTLINER CART	NA	NA	581412-C1690
	TX	LNT20B	1LNBP96F8FY676867
	TX	P36FWY	1MEBP92F2GH687745
	TX	LDX21G	JT2RA64L4F6255325
	TX	TRJ73Z	JN1HU11POJT611271
	TX	B41MYD	3FAKP113XWR207240
	TX	C68XTH	4A3CU26A3NE042506
	TX	421RPL	JS4JC51C1H4160088

Department and Chub's Towing & Recovery, impounded and abandoned vehicles, on August 30 A.M., at S&J's located at 1825 California X 75220, 972-771-4451.

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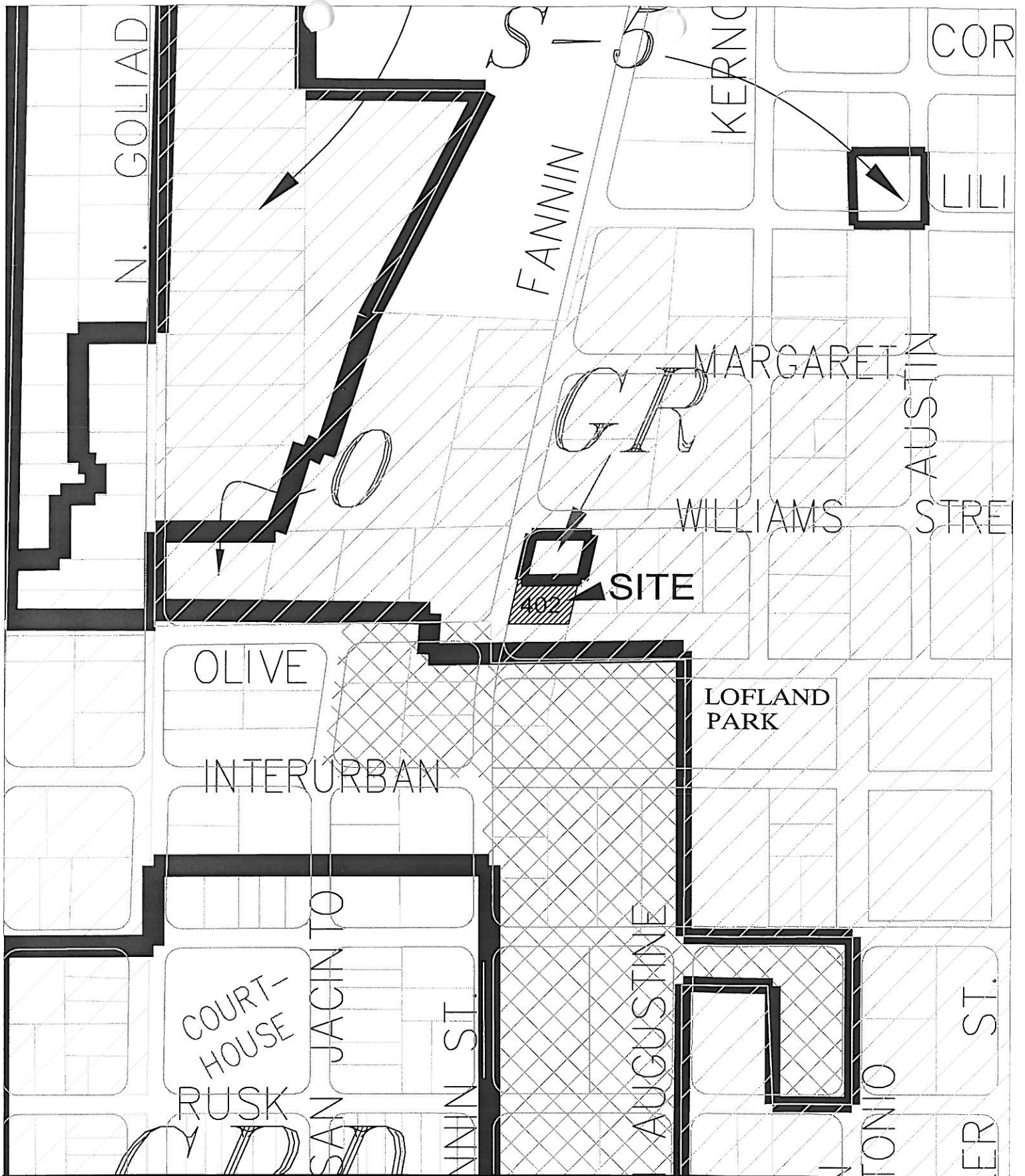
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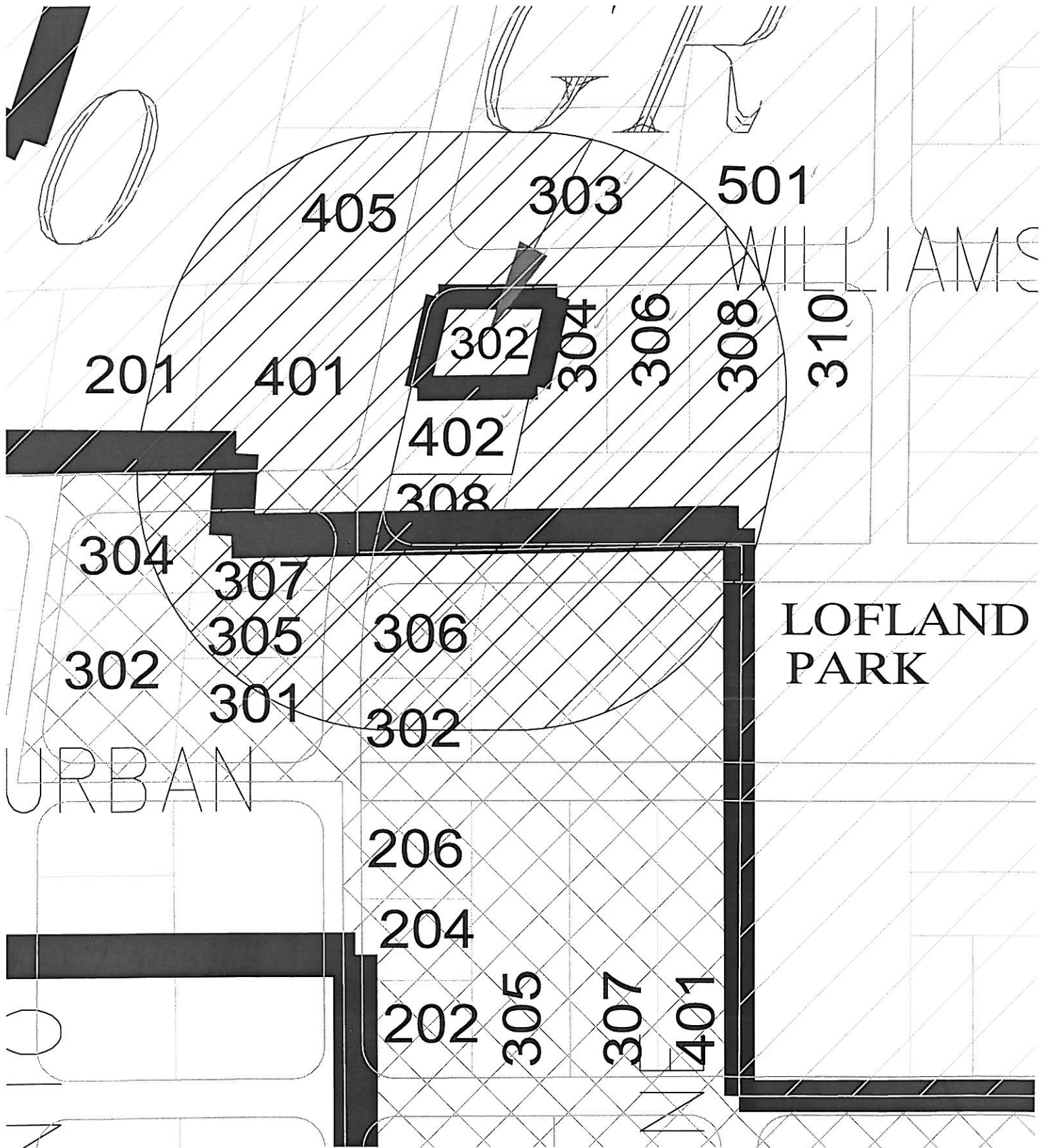
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H2003-005  
402 North Fannin

  
 1" = 100'



John Thomas  
Tropical John's  
302 Williams  
Rockwall, Texas 75087  
3140; Block 32B; (applicant)

Lisa Place ✓  
303 Williams  
Rockwall, Texas 75087  
3690; F&M; BI 5; Lot B; 406 Wms.

John and Tamara Mitchell  
304 Williams  
Rockwall, Texas 75087  
3140; Block 32C

Yvonne Dower and Hilda Prieto  
P. O. Box 571006  
Dallas, Texas 75357  
3780; Griffith; BI 4; Lot 6, Pt of 3 (302)

Bobby G. Pryor  
302 N. San Jacinto  
Rockwall, Texas 75087  
4820; R'wall OT; D; 3 & 6

Ronald and Cheryl Austin  
401 N. Fannin  
Rockwall, Texas 75087  
3140; Block 122; Lot C

Vera Lofland ✓  
4702 VZ CR 3504  
Wills Point, TX. 75169  
3140; Block 32B & 32E; (lien-holder)

James Buttgen ✓  
501 Kernodle  
Rockwall, Texas 75087  
3191; Buttgen Addn., B 2; L 1

Scott Richardson ✓  
308 N. Fannin  
Rockwall, Texas 75087  
3140; Block 32A

Chub Morrow ✓  
301 N. Fannin  
Rockwall, Texas 75087  
4820; R'wall OT; D; 5

Kenneth and Heather Cullins ✓  
211 Harris Drive  
Rockwall, Texas 75087  
R'wall OT; D; 2 (304 N San Jacinto)

Cedo and Julia Rakich ✓  
341 Lakeland Drive  
Hot Springs, Arkansas 71913-7632  
3140; Block 122; Lot C

Lloyd and Toni Waldrop ✓  
306 Williams  
Rockwall, Texas 75087  
3140; Block 32D (owner)

Patricia May ✓  
308 Williams  
Rockwall, Texas 75087  
3690; F&M; BI.1; Lot C&D; 310 Wms.

Cain Revocable Family Trust ✓  
305 Stonebridge  
Rockwall, Texas 75087  
3780; Griffith; BI 4; Lot 2, Pt of 3 (306)

Stanley and Linda Fergusson ✓  
2429 Rachael Dr.  
Rockwall, Texas 75032  
4820; R'wall OT; D; 1&4 (305&307)

Otha Gene Peoples ✓  
5928 I-20 W  
Royse City, Texas 75189  
3140; Block 122; Lot D-1 (201 Olive)



# CITY OF ROCKWALL

at Rockwall CityPlace

## Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on Thursday, 8/21/2003 at 6:30 p.m., at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

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As an interested property owner, you are invited to attend these meetings or make your feelings known in writing by returning the form below. If you want your comments included in the information sent to the HPAB meeting, please return the completed form below by 8/20/2003 to:

James Williams  
Rockwall Planning and Zoning Dept.  
(please return portion of form below the dotted line)

-----  
**Case number: H2003-005**

**Please place a check mark on the appropriate line below:**

\_\_\_ I am in favor of the request for the reasons listed below

16

\_\_\_ I am opposed to the request for the reasons listed below

---

---

---

---

Your Name: \_\_\_\_\_

Rockwall Property Address: \_\_\_\_\_

- Please see Location Map of Subject Property on the back of this notice -



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**Case number: H2003-005**

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I am in favor of the request for the reasons listed below

16

I am opposed to the request for the reasons listed below

*no objections to request as stated*

Your Name: *D. Gene Peoples*

Rockwall Property Address: *Olive Street property*

- Please see Location Map of Subject Property on the back of this notice -



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**Case number: H2003-005**

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16

I am opposed to the request for the reasons listed below

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Your Name: CAIN REVOCABLE FAMILY TRUST *Dwayne Cain*

Rockwall Property Address: 305 STONEBRIDGE DR., ROCKWALL, TX 75087

- Please see Location Map of Subject Property on the back of this notice -



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(please return portion of form below the dotted line)

**Case number: H2003-005**

**Please place a check mark on the appropriate line below:**

I am in favor of the request for the reasons listed below

16

I am opposed to the request for the reasons listed below

*The house has little historical value.  
John's business adds quaintness to the area.  
He really needs more parking to make it  
safe for shoppers.*

Your Name: PAT MAY

Rockwall Property Address: 308 Williams

- Please see Location Map of Subject Property on the back of this notice -





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-----  
**Case number: H2003-005**

**Please place a check mark on the appropriate line below:**

I am in favor of the request for the reasons listed below

16

I am opposed to the request for the reasons listed below

IT WILL HELP ELIMINATE PARKING @ GARDEN SHOP.

NOW IF SOMETHING CAN BE DONE ABOUT THE HOUSE NEXT TO THIS PROPERTY TO TAKE DOWN THE CEILING

Your Name: JIM & PAT BUTTGEN

Rockwall Property Address: 501 KERNODLE

- Please see Location Map of Subject Property on the back of this notice -



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Rockwall Planning and Zoning Dept.  
(please return portion of form below the dotted line)

Case number: **H2003-005**

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

I am opposed to the request for the reasons listed below

16

Your Name: Stanley & Linda Ferguson

Rockwall Property Address: 307 North Fannin Street, Rockwall

- Please see Location Map of Subject Property on the back of this notice -

Case number: H2003-005

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

16

I am opposed to the request for the reasons listed below

*This would help with parking and safety issues on Hwy 16. Cars would have a place to park and not stick out onto the State Hwy 16 when other cars are coming around the corner.*

Your Name: Toni Waldrop

Rockwall Property Address: 306 Williams St.

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad



Rockwall, Texas 75087



fax (972) 771-7748

Case number: H2003-005

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below

16

I am opposed to the request for the reasons listed below

*John Thomas has my permission to do whatever he deems necessary to expand his business.*

Your Name: *Vera Lofland*

Rockwall Property Address: *402 N. Fannin*

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad    ♦    Rockwall, Texas 75087    ♦    fax (972) 771-7748

**CITY OF ROCKWALL**  
**Historic Preservation Advisory Board Memo**

**AGENDA DATE:** 8/21/2003

**APPLICANT:** John Thomas

**AGENDA ITEM:** H2003-005; 402 Fannin - demo/relocate

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Discuss and consider a request from John Thomas on behalf of Vera Lofland owner of 402 North Fannin (B.F. Boydston, Block 32B & 32E) for a Certificate of Appropriateness (CofA) to permit demolition or relocation of the structure currently located on the subject lot.

**BACKGROUND INFORMATION:**

The subject single, 0.267-acre lot has a "low-contributing" Bungalow-style residential house of an undetermined age (the survey conducted by the City indicates that the home is over 50 years old). The applicant, John Thomas owner of Tropical Johns landscaping, has contacted the owner of the property at 402 North Fannin to investigate the possibility of relocating or demolishing the structure to accommodate expansion of his business. A letter from the lien holder of the property accompanied the CofA application submitted for this case. In that letter the lien-holder indicated their willingness to accommodate Mr. Thomas plans for the expansion of his business. The exterior of the subject property is fairly well maintained, however, pictures of the interior provided by the applicant indicate that the property is in need of a great deal of repair and there may be some question as to the structural integrity of the property as a whole.

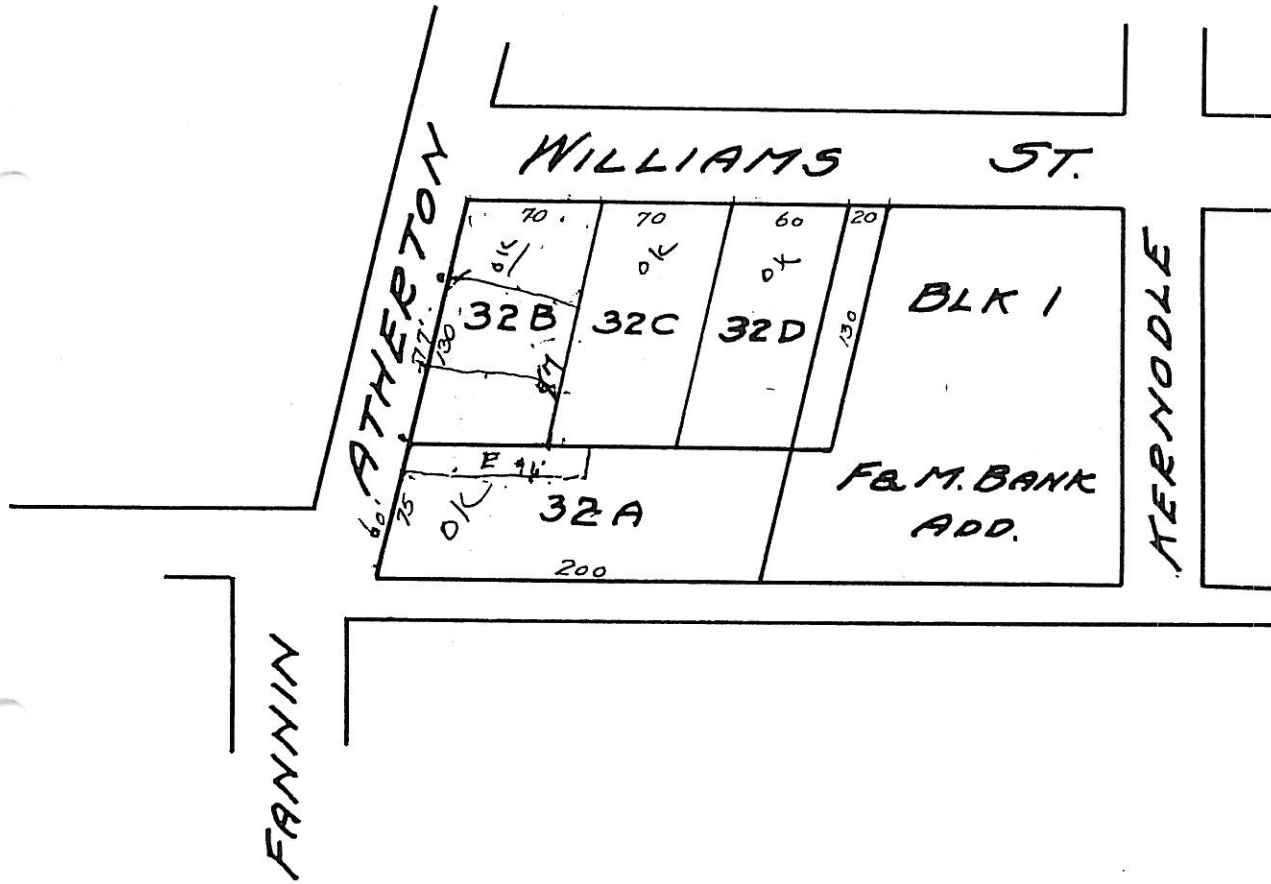
Sixteen (16) notices were sent; (as of 8/14/2003) 2 returned, 2-in favor / 0-opposed.

**RECOMMENDATIONS:**

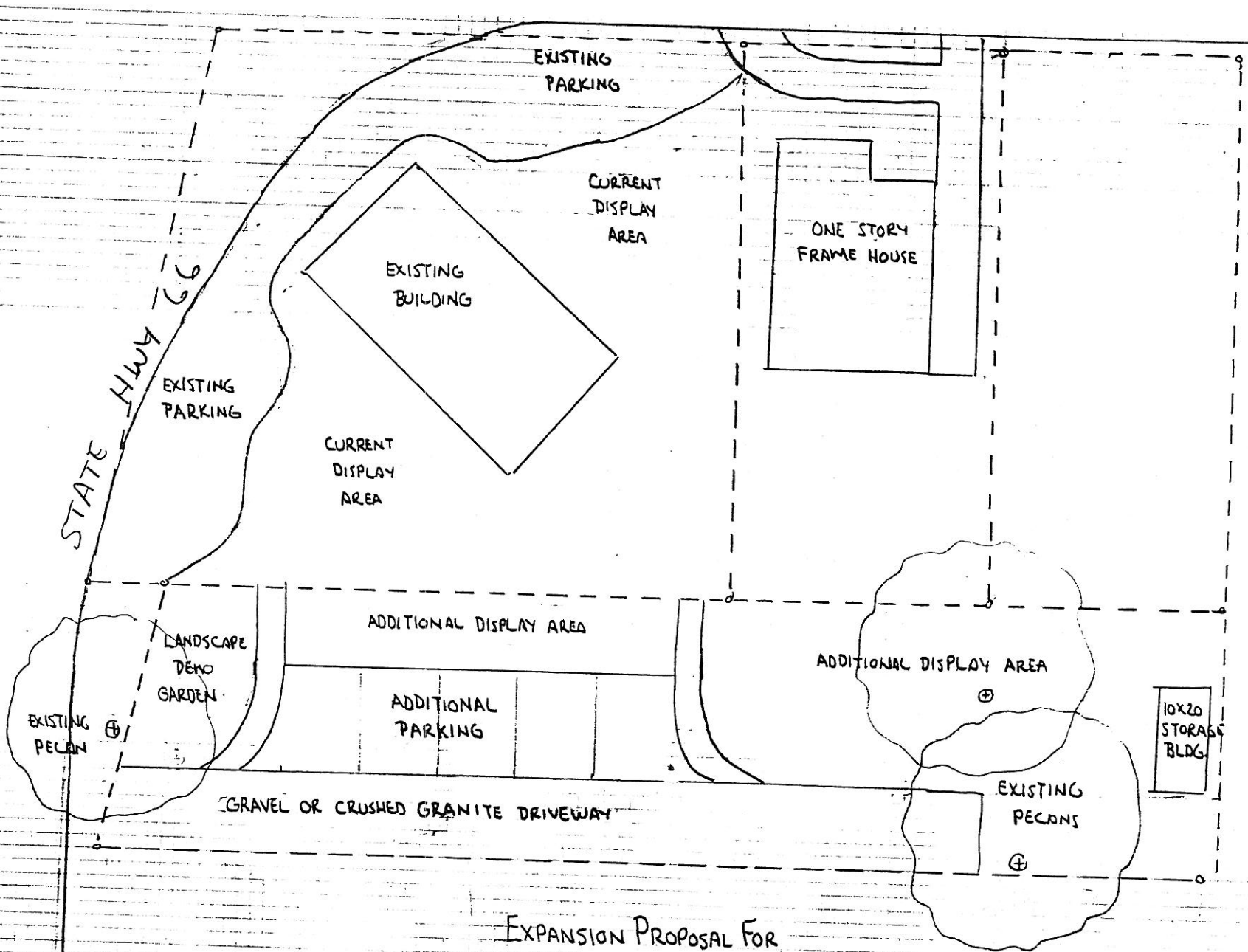
If request is approved, Staff offers the following conditions:

1. The site plan for the expansion of the Tropical Johns facility reviewed by the HPAB prior to the development review process.

BOYDSTVN BL. 32



H2003-005 - 402 North Fannin - demo-relocate



EXPANSION PROPOSAL FOR  
TROPICAL JOHNS GARDEN SHOP  
302 WILLIAMS  
ROCKWALL, TX.  
JULY 31, 2003  
SCALE 1" = 20.0'































































Tropical John's  
GARDEN SHOP



Tropical  
John's  
GARDEN SHOP





**CITY OF ROCKWALL**  
at Rockwall CityPlace

**8/22/2003**

John Thomas  
Tropical Johns  
302 Williams  
Rockwall, TX 75087

**RE: H2003-005**  
**402 Fannin - demo/relocate**  
**Project Type: HISTORIC (CofA)**

Dear Applicant:

This letter serves to notify you that the above referenced case that you (or the organization that you represent) submitted before the City of Rockwall was approved by the Historic Preservation Advisory Board on 8/21/2003. The following is a record of all recommendations, voting records and conditions of approval:

*If request is approved, Staff offers the following conditions:*

- 1. The site plan for the expansion of the Tropical Johns facility reviewed by the HPAB prior to the development review process.*

*On 08/21/2003 the Certificate of Appropriateness (CofA) for the request of the removal of the structure located at 402 North Fannin, including both relocation and demolition, was approved with the Staff condition by a vote of 7 to 0.*

Please contact the City of Rockwall Community Development Staff at (972) 771-7745, or at the address listed below, with any questions or concerns regarding this matter.

Sincerely yours,

James Williams  
Planning and Zoning  
City of Rockwall