

**AGENDA**  
**Historic Preservation Advisory Board Meeting**  
City Hall, 385 South Goliad, Rockwall, Texas  
Council Chambers  
August 26, 2004 @ 6:30 P.M.

6:30

**CALL TO ORDER**

*Dan D. Absent*

**PUBLIC HEARING ITEMS**

**H2004-006**

Hold a public hearing to consider a city initiated request for a Historic Landmark designation for the Reese House located at 602 S. Goliad. The tract is zoned (GR) General Retail and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" with in the Historic survey.

*Start 6:30*

**DISCUSSION ITEMS**

Miscellaneous discussion of Historical District issues

*ASK SHERY FOR COPY OF RECORDS Done at 1st of 7/2004-006*

**ADJOURNMENT**

*Mrs. Deane spoke on inside of Landmark after moved*

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 771-7700 or FAX (972) 771-7727 for further information.

Posted this 20<sup>th</sup> day of August, 2004 at 10:45 a.m. by Denise LaRue

*P. Z number  
MZ Smith  
Spoke in favor of landmark status*

*Pete Land about spoke  
Contracting  
Rev. Southard spoke about Reimburse Petes Committee*

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

**AGENDA DATE:** 8/26/2004

**APPLICANT:** City of Rockwall Historic Comm

**AGENDA ITEM:** H2004-006; Reese House

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Hold a public hearing to consider a city initiated request for a Historic Landmark designation for the Reese House located at 602 S. Goliad. The tract is zoned (GR) General Retail and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" with in the Historic survey.

**BACKGROUND INFORMATION:**

On July 15, 2004 the Historic Preservation Advisory Board (HPAB) directed staff to begin the proceedings to designate the Reese house located at 602 S. Goliad as a City of Rockwall Historic Landmark.

The Reese house built in 1911 by James Reese was the primary residence for Judge Reese and family. Over the years the house was converted into a funeral home and since has had several additions. The house is currently owned by the First Baptist Church of Rockwall.

The Reese house is built in the Neoclassical style of architecture. Neoclassical was the dominant style throughout the country in the first half of the 20th Century. The first wave in popularity from 1900 to 1920, emphasized hipp roofs and elaborate, correct columns. The Neoclassical style dates to the World's Columbian Exposition, held in Chicago in 1893.

The Reese home stands as the only original example of Neoclassical architecture in the City of Rockwall.

The interior of the house is in excellent condition and a report done in 2002 conducted through visual inspection by a Professional Engineer states that a majority of the structure is in good condition.

In staffs opinion the Reese house is significant to the built environment/architecture and the urban fabric of the City of Rockwall.

Twenty (20) notices were sent out to property owners within 200. At the time of this report six (6) notices in opposition had been received.

On 8/19/04 the Historic Preservation Advisory Board voted 4-3 to continue the public hearing until August 26, 2004 at 6:30 p.m.

**RECOMMENDATIONS:**

Staff is recommending preservation and Historical Landmark designation of the Reese house.

Raydale No land to check → 7:05  
Shelby - Asks Staff to  
Expand Historic Dist.  
Swafford monument includes  
w/ carriage  
Holcomb - motion to take no action  
~~Raydale~~ Untilled parcel of Texas Public at  
New site in old site

Raydale 2nd

Motion Passed 5-1

**TO:** Robert LaCroix  
Director of Planning

**FROM:** W. Dwayne Jones

**RE:** Reese House

**DATE:** August 16, 2004

**FAX:** 972-771-7748

**Please see the attached for information regarding the Reese House on Goliad.**

**Thanks.**

**Dwayne Jones  
214-821-3290**

August 8, 2004

Robert LaCroix  
Director of Planning  
City of Rockwall  
385 South Goliad  
Rockwall, TX 75087

**RE: Judge James Reese House  
602 South Goliad  
Rockwall, TX**

Dear Mr. LaCroix:

Thank you for gaining access to the Reese House late last month. This letter addresses the overall significance of the house based on the information provided and with additional research that I performed.

The Reese House (1911) is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A, B, and C. The property also is eligible for recognition as a Recorded Texas Historic Landmark, the state's official historical marker for buildings. The following criteria and considerations exist for the house:

- The house is associated with the broad patterns of history in the city and county of Rockwall. This makes it eligible for listing in the National Register under Criterion A. Reese's involvement in local politics makes him significant in Government/Politics.
- The house is associated with an important individual in the city and county., Judge James Washington Reese. This qualifies the house for listing in the National Register under Criterion B in the same area of Government/Politics.
- The house is significant in the area of Architecture as a good representative example of Classical Revival architecture. The house is typical of large Classical Revival houses constructed in Texas from about 1905 through the early 1920s. The placement of the house at the top of a hill further enhanced the house's architecture with its oversized Classical columns and symmetrical façade. This makes the property eligible for the National Register under Criterion C.
- The house retains a high level of integrity including that of location, design, workmanship, feeling, association, materials, and setting. The removal of the noncontributing additions can be done without sacrificing the original building's integrity. These two designations would require removal of the additions and best be sought after removal of the additions.

- The detached garage and quarters also contribute to the site and property. This building should be retained on its location, or if all else fails, should be relocated near the rear of the house but in line with its present position so as to be accessible through the porte cochere.
- If the house is retained in its present location, some setting on the front, rear and porte cochere sides.

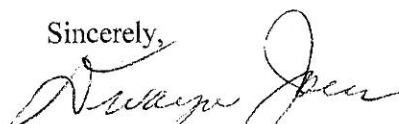
The criterion used to evaluate the Reese House for the National Register also are applicable for consideration for state designation. These two designations depend on the Reese House remaining in its original location. In some cases the National Register designation may be retained if a property is relocated, however, that is rare and depends on being moved to a similar site with similar orientation.

Listing in the National Register does not require the property owner to maintain the property or seek approval for alterations. The Recorded Texas Historic Landmark does include minimal restrictions. Both designations may be very important in developing heritage education and tourism programs. Finally, listing in the National Register may provide rehabilitation tax credits if the property is privately owned and in an income producing use.

Daron Tapscott, a registered architect, prepared some alternatives and general cost estimates for rehabilitation. These proposals are broad opportunities for rehabilitation and may vary depending on the final use and placement. We feel that the house is a remarkable example of Classical Revival with largely intact interior features especially decorative glass, wood work, and fireplaces.

Please contact me with any questions you may have.

Sincerely,



W. Dwayne Jones, AICP

**studio B**  
Daron Tapscott, Architect

5230 Goodwin Ave.  
Dallas, Texas 75206

214.821.1755  
fax 214. 826 4840

[studioB\\_DT@Hotmail.com](mailto:studioB_DT@Hotmail.com)

10 August 2004

RE: 602 S. Goliad St.  
Rockwall, Texas

The attached statement of probable cost are prepared for planning purposes only. It is prepared without full documentation of the project and after a single walk through. The following assumptions were made, the structure will not be relocated, the square footage estimates are interpolations based on recent surveys and Sanborn graphic diagrams, unknown conditions existing.

The unit numbers used are based on prior experience and from current historic projects in this office. The "low category" represents a minimal assumed sum and often the least intrusive means of preserving the existing materials. The "high category" recognizes the optimum method of rehabilitation. The category of "optional" represents components that must decided during the design process.

The total estimated cost of \$385,508.75 is the from the average of the low and the high estimates plus the full cost of all the optional items. This does not include a contingency, typically fifteen percent, nor additional "soft" cost, which include utility fees and professional fees. Probable project cost must be refined as planning continues.

This house is extremely well preserved and should be a prime candidate for rehabilitation.

Sincerely,



Daron Tapscott  
Architect

602 S. Goliad

Original Estimated Area 3554 sf  
 Area Added to be Removed 3580 sf  
 Open Porches 770 sf  
 Site Area 36240 sf  
 (All areas are preliminary estimates)

Estimated Cost of Repairs

	Low	High	Optional
<b>GENERAL CONDITIONS</b>			
GC's General Conditions		24000	32000
Permit		1200	1200
<b>SITWORK</b>			
Demolition	8000	15000	
Foundation	2,500.00	6,000.00	
Irrigation System			10,000.00
Landscape			25,000.00
Restoration of Iron Fence	5,000.00	6,000.00	
<b>CONCRETE</b>			
New Drive Limited Parking	15,000.00	15,000.00	
<b>MASONRY</b>			
Cleaning and Pointing Mortar Joints	1,200.00	3,600.00	
Fireplace Repairs	1,250.00	2,500.00	
<b>WOOD &amp; PLASTICS</b>			
Repair of fascia and soffit	4,500.00	6,500.00	
Porch Replacement	6,000.00	8,000.00	
Siding	12,500.00	15,000.00	
Column Repair	5,000.00	6,000.00	
<b>MOISTURE &amp; THERMAL PROTECTION</b>			
Repair of Metal Roofing	1,000.00	3,500.00	
Caulking	2,400.00	2,400.00	
Insulation Ceiling	2,000.00	2,500.00	
Insulation Walls	2,500.00	3,000.00	
Insulation Floor	1,500.00	1,700.00	
<b>DOOR &amp; WINDOWS</b>			
Repair of Exterior Wood	2,000.00	3,000.00	
Repair of Interior Wood	1,000.00	2,000.00	
Replacment of missing units	900.00	1,800.00	
<b>FINISHES</b>			
Repair of Cer. Tile			
Refinish of wood floors	500.00	1,000.00	
Exterior Paint	4,000.00	9,000.00	
Interior Paint	12,000.00	15,000.00	
New Kitchen Cabinets	3,500.00	5,000.00	
New Kitchen Countertops	1,650.00	1,750.00	
<b>SPECIALTIES</b>			



HC Elevator			50,000.00	
<b>EQUIPMENT</b>				
Stove	850.00	1,500.00		
Dishwasher	350.00	1,000.00		
Refrigerator	850.00	5,000.00		
Ice Maker			1,250.00	
<b>MECHANICAL</b>				
Central Air	12,000.00	14,500.00		
New Sanitary from tap	2,500.00	3,750.00		
Remove Galv pipe	10,000.00	10,000.00		
Remove Lead Sanitary Lines	4,000.00	8,000.00		
New Water Heater	850.00	1,250.00		
<b>ELECTRICAL</b>				
New Electrical Service w/ correct drop	3,200.00	3,700.00		
Rewiring of Knob & Tube	10,000.00	15,000.00		
Low Voltage Wiring	4,000.00	5,000.00		
New Light Fixtures	8,000.00	12,000.00	4,000.00	
	<u>144,500.00</u>	<u>200,950.00</u>	<u>90,250.00</u>	
Contractors Fees	21,675.00	30,142.50	13,537.50	
<b>TOTAL</b>	<b>\$166,175.00</b>	<b>\$231,092.50</b>	<b>\$103,787.50</b>	<b>\$385,508.75</b>

## OLD TOWN ROCKWALL HISTORIC DISTRICT REGISTRY 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 use the attached "continuation sheet".

<b>Address of Property:</b>				
<u>602 S. Goliad</u> (address or legal description)				
<i>Street Address</i>				
<u>Rockwall</u> City	<u>Texas</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County	
Name of Property, If Applicable: <u>Reese House</u> (name of Structure or Addition name)				
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 ROCKWALL HISTORIC DISTRICT</u>				
___ National Register District ___ Certified State or Local District ___ Proposed Historic District				
If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)				
Property Owner: <u>First Baptist Church</u>		Street Address: <u>610 S. Goliad</u>		
<u>Rockwall</u> City	<u>Texas</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County	
Authorized Contact: <u>Steve Swofford</u> <i>(if different from Owner)</i>		Street Address: <u>Same</u>		
_____ City	_____ State	_____ Zip	_____ County	_____ Telephone Number
Description of Property Appearance (architectural style, square footage,...etc.): <u>Neo Classical</u>				
Statement of Significance (year built, historical context,...etc.)  <u>Built 1911</u>				
Owner's Signature  _____		City of Rockwall Use Only:		
Date: <u>7/20/04</u>		H2004-006		



Rockwall County's Hometown Newspaper  
316 S. Goliad • Suite 107 • P.O. Box 819 • Rockwall, Texas 75087  
Phone: 972-722-3099 • Fax: 972-722-3096

# AD PROOF

**PLEASE REVIEW CAREFULLY!**

Att: Spencer

PLEASE FAX BACK WITH ANY CHANGES OR SIGN TO CONFIRM.

THANK YOU

**Public Notice**

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 8/19/2004** at **6:30 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

**H2004-006: Reese House (602 S. Goliad)**

Hold a public hearing to consider a city initiated request for a Historic Landmark designation for the Reese House located at 602 S. Goliad. The tract is zoned (GR) General Retail and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" with in the Historic survey.

All interested property owners are invited to attend.

552944

8/4

PO#: \_\_\_\_\_ Run Dates: \_\_\_\_\_ ~~Total Cost:~~ \_\_\_\_\_

We accept Visa Mastercard, American Express for your convenience.

Account #: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Name of Card Holder: \_\_\_\_\_

Thank you for advertising in the **Rockwall County News**. This proof is an opportunity to review your ad prior to printing. Please correct any errors in the text or the graphics you find. Please sign & fax changes back to Terry Wandall at **972-722-3096**.

OK To PUBLISH Chris Sp DATE: 7/30/04

OK W/ CORRECTIONS \_\_\_\_\_ DATE: \_\_\_\_\_

FAX 972-771-7748

### *Reese Landmark Timeline*

- Notice HPAB (August 3)
- HPAB Meeting (August 19)
  
- Notice P&Z (September 3)
- P&Z Meeting (September 14)
  
- Notice City Council (September 3)
- City Council Meeting (September 20)



**CITY OF ROCKWALL, TEXAS  
MEMORANDUM**

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**TO: City Council**

**FROM: Robert LaCroix**

**DATE: July 16, 2004**

**SUBJECT: Landmark proposal for Reese Home**

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The Historic Preservation Advisory Board's regularly scheduled meeting was held on July 15, 2004. At that meeting one of the discussion items included a proposal to consider landmark status for the Reese Home located on the First Baptist Church property on South Goliad Street. Discussion was held among city staff, the Board, the City Attorney and a representative from the church. The Board made the following recommendations:

1. That the City of Rockwall accepts the First Baptist Church's proposal to give the Reese Home to the City and consideration be given for its relocation.
2. That the Historic Preservation Advisory Board conducts a public hearing to consider landmark designation for the Reese Home located on the First Baptist Church's property.





**CITY OF ROCKWALL**  
 at Rockwall CityPlace  
 385 South Goliad St.  
 Rockwall, Texas 75087-3699

**Planning Dept.**



*H2004-006*

*Resent on 8-3-04*

**SMARTT NAN L & JULIANA BOND  
 CO-TRUSTEES OF SMART MARITAL  
 DEDUCTION TRUST  
 DALLAS, TX ~~75225~~**



75225/75087/3737



~~W~~S CLINIC OF GARLAND ASSOC~~+~~  
GYNECOLOGY  
2201 FOREST LANE  
GARLAND, TEXAS 75042



Robert La Croix  
P&Z & Zoning Dept  
385 S Coliad  
Rockwall, TX 75087



Case number: H2004-006

Please place a check mark on the appropriate line below:

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

20

I am opposed to the request for the reasons listed below

The first Baptist Church  
purchased the property - They should  
be able to control the property -

Your Name: James R. Dudley

Rockwall Property Address: 503 - S - Goliad St

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



-----  
**Case number: H2004-006**

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

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

20

I am opposed to the request for the reasons listed below

*The owners of a property should make the decision whether to request a Historic Landmark designation, not a group being led by people making decisions of restoring old homes -*

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

*Wilma Jordan*

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

*109 St. Mary's St.*

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



Case number: H2004-006

Please place a check mark on the appropriate line below:

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

20

I am opposed to the request for the reasons listed below

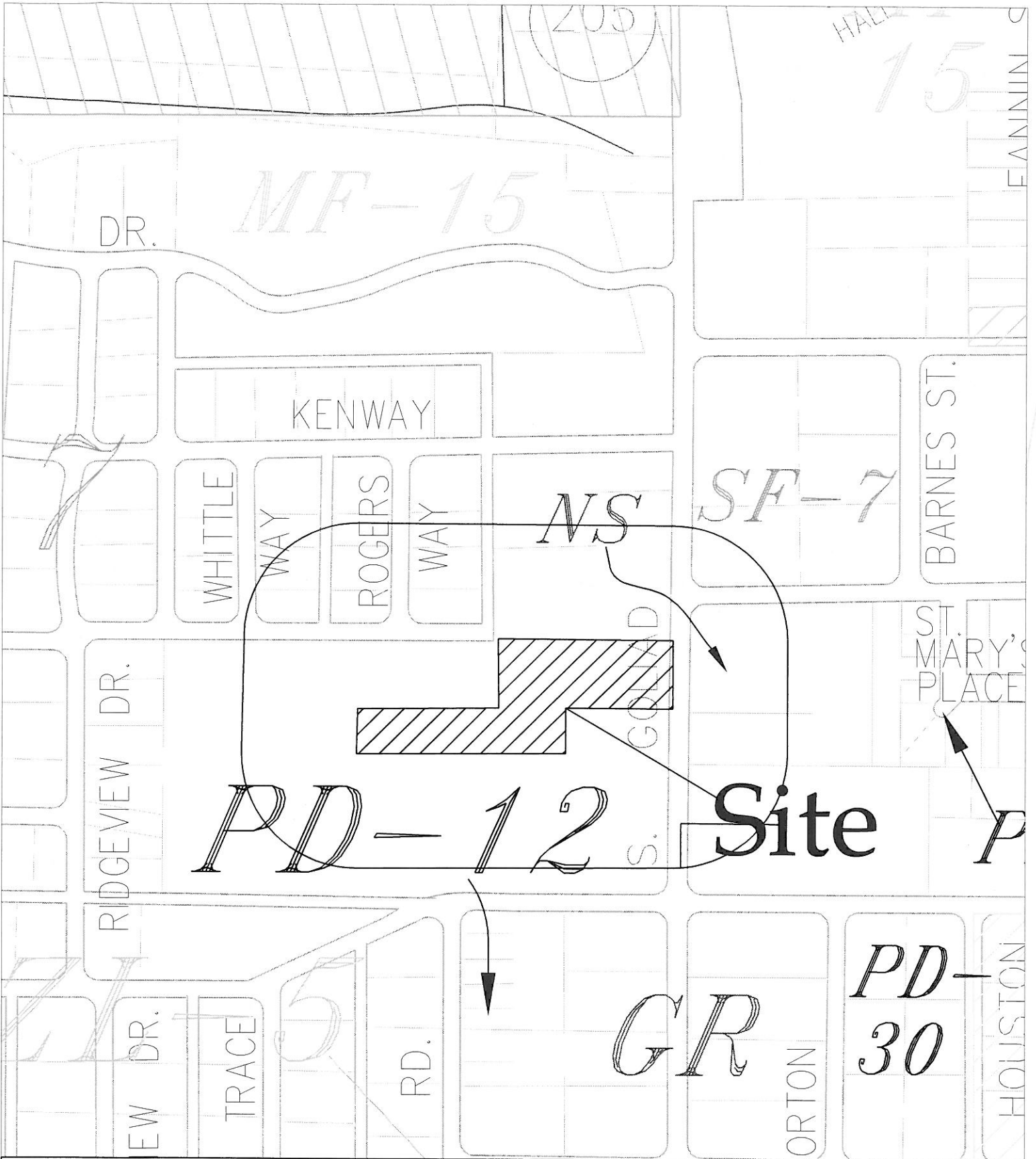
The Baptist Church has offered to donate this house to anyone who would move it. Apparently the cost is too great. I adore the home & grew up with many of the Reese grandchildren. This is not the same home.

Your Name: Juliana L Bond

Rockwall Property Address: 104 St Mary

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

Please do not include this in the historical district and give the church a definite decision within three months.



**H2004-006**

602 S. Goliad  
Reese House



1" = 200'



# Petition to PROTECT THE REESE HOME WITH A LANDMARK DESIGNATION

**Petition summary and background**  
 The Judge James Washington Reese Home located at 602 South Goliad Street in Rockwall, Texas (Circa 1911) has been deemed eligible for listing in the National Register of Historic Places. Additionally, the property is also eligible for recognition as a Recorded Texas Historic Landmark, the State's official historical marker for buildings. In the area of Architecture, the Reese Home serves as a good representative example of Classical Revival Architecture.










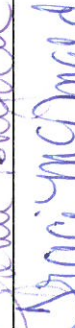

**Action petitioned for**  
 We, the undersigned, are concerned citizens who urge our leaders to act now to protect the Reese Home for future generations by designating it as a landmark property.

Printed Name	Signature	Address	Comment	Date
M Marconi	Miguel Marconi	26 Mediterranean		24 Aug 04
ROSS RAMSAY	Ross Ramsay	637 Stafford		24 Aug 04
Tom Ryan	Tom Ryan	1507 S. Lakeshore		24 Aug 04
BOB MAY	Robert May Jr	2750 SARATOGA DR		24 AUG 04
Lee Huber	Lee Huber	1450 Misty Cove		24 Aug 04
HAL HUTCHINS	Hal Hutchins	309 STANBROCKE		24/AUG/04
JESSE SALAZAR	Jesse Salazar	5 WOLF TRAIL		"
David Firth	David Firth	107 N. Goliad		"
Mark Bergeson	Mark Bergeson	2010 Crest Lake Dr		"
ES Dittus	Scott Christensen	6391 Lakeshore Circle		24 Aug 04
Jennifer Cannon	Jennifer Cannon	13653 Deerview St.		8/24/04

# Petition to PROTECT THE REESE HOME WITH A LANDMARK DESIGNATION

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**Action petitioned for**  
 We, the undersigned, are concerned citizens who urge our leaders to act now to protect the Reese Home for future generations by designating it as a landmark property.

Printed Name	Signature	Address	Comment	Date
Glen A. Smith		602 Williams	Best Historical Site in Rockwall	8-24-04
Denise Parks		139 Starbigh Dr.	Wonderful Home	8-24-04
Nancy Mitchell		5550 Canada Ct.		8/24/04
Debbie Beach		2 Hacker Circle	this is a treasure	8/24/04
LUISE DEL ANGELO		505 MARIAH BAY DR.		8-24-04
Buck Beck		108 Lakewood Dr.	Save Dr!	8/24/04
Lois E. Aik Oistad		205 FREEDOM CT.		8/27/04
CARL JACKSON		1820 Wind Mill		8/24/04
Jean Snyder		213 Rustic Lane		8-24-04
Graci McDonald		101 Baldwin St. Rockwall, TX		8-24-04
Jae Gae Longford		908 Meadowdale	Save our History	8-24-04











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**H2004-006: Reese House**

*Hold a public hearing to consider a city initiated request for a Historic Landmark designation for the Reese House located at 602 S. Goliad. The tract is zoned (GR) General Retail and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" with in the Historic survey.*

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by 8/11/2004 to:

Robert LaCroix  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

(please return portion of form below the dotted line)

**Case number: H2004-006**

**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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

FIRST BAPTIST CHURCH  
608 S GOLIAD  
ROCKWALL, TX 75087

BAILEY GLENDA  
505 WHITTLE WAY  
ROCKWALL, TX 75087

PEOPLES BILLY W  
P O BOX 35  
ROCKWALL TX 75087

FIRST BAPTIST CHURCH  
608 S GOLIAD  
ROCKWALL, TX 75087

DUDNEY JAMES  
BOX 685  
ROCKWALL, TX 75087

MERRITT P CRAIG JR  
504 BARNES  
ROCKWALL, TX 75087

A0255 B J T LEWIS, TRACT 17,  
ACRES 0.5, 606 S GOLIAD

JORDAN WILMA D  
109 ST MARYS ST  
ROCKWALL, TX 75087

CLARK TROY & JANICE  
607 S GOLIAD  
ROCKWALL TX 75087

HOGUE CLAUD A ETUX  
5536 CLUB CREST DR  
MESQUITE, TX 75150-1207

SMARTT NAN L & JULIANA BOND  
CO-TRUSTEES OF SMART MARITAL  
DEDUCTION TRUST  
DALLAS, TX 75225

NBN GROUP  
505 STONEBRIDGE DR  
ROCKWALL, TX 75087

BRACKETT BOBBY & JOYCE  
503 ROGERS WAY  
ROCKWALL, TX 75087

MCCORD SHANNON  
9010 WESTFIELD DR  
ROWLETT, TX 75088

KRZYPKOWSKI RENEE  
503 WHITTLE WAY  
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCK  
610 SOUTH GOLIAD  
ROCKWALL, TX 75087

SMARTT NAN L & JULIANA BOND  
CO-TRUSTEES OF SMART MARITAL  
\*DEDUCTION TRUST  
DALLAS, TX 75225

MAY SARA LU  
504 ROGERS WAY  
ROCKWALL, TX 75087

FBC ROCKWALL  
610 S GOLIAD  
ROCKWALL, TX 75087

NBN GROUP  
505 STONEBRIDGE DR  
ROCKWALL, TX 75087

SCHMIESING ALBERT WILLIAM  
507 WHITTLE WAY  
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCK  
610 SOUTH GOLIAD  
ROCKWALL, TX 75087

STEELE ROCKY WARREN  
3913 KNIGHT BRIDGE  
ROWLETT, TX 75088

FIRST BAPTIST CHURCH OF ROCK  
610 SOUTH GOLIAD  
ROCKWALL, TX 75087

DEDMON HAZEL WILSON  
506 ROGER WAY  
ROCKWALL, TX 75087

THOMPSON DAVID  
603 S GOLIAD  
ROCKWALL, TX 75087



FIRST BAPTIST CHURCH OF ROCK  
610 SOUTH GOLIAD  
ROCKWALL, TX 75087

FBC ROCKWALL  
610 S GOLIAD  
ROCKWALL, TX 75087

SMARTT NAN L & JULIANA BOND  
CO-TRUSTEES OF SMART MARITAL  
\*DEDUCTION TRUST  
DALLAS, TX 75225

FIRST BAPTIST CHURCH OF ROCK  
610 SOUTH GOLIAD  
ROCKWALL, TX 75087

A0255 B J T LEWIS, TRACT 17,  
ACRES 0.5, 606 S GOLIAD

FIRST BAPTIST CHURCH  
608 S GOLIAD  
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH  
608 S GOLIAD  
ROCKWALL, TX 75087



H2004-006



# 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 4

A.D. 2004



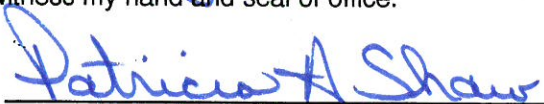
Michael Gresham  
Editor and Publisher

### 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 4th day of August, A.D. 2004  
to certify which witness my hand and seal of office.



Notary Public, State of Texas



### Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 8/19/2004 at 6:30 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

#### H2004-006: Reese House (602 S. Goliad)

Hold a public hearing to consider a city initiated request for a Historic Landmark designation for the Reese House located at 602 S. Goliad. The tract is zoned (GR) General Retail and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" within the Historic survey.

All interested property owners are invited to attend.

205

ROCKWALL  
CITY  
HALL

201

501

504

503

506

101

109

ENWAY

ROGERS

WAY

602

SOUTH GOLIAD

BARNES ST.

603

106

108

202

204

206

208

210

212

M

911

911

607

FIRST  
BAPTIST  
CHURCH

UNITED  
STATES  
POST  
OFC.



**H2004-006**  
 602 S. Goliad  
 Reese House



1" = 200'



**PEOPLE'S PROPERTIES, INC.**

302 S. Goliad  
Rockwall, TX 75087

**BILLY PEOPLES**  
BROKER

RESIDENTIAL • FARMS • INVESTMENTS • COMMERCIAL

(972) 571-9564 Mobile      Rockwall (972) 771-8481  
(972) 771-3962 Fax      Res. (972) 771-5120

**F ROCKWALL**

Rockwall CityPlace

**Public Notice**

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As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by 8/11/2004 to:

Robert LaCroix  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

(please return portion of form below the dotted line)

**Case number: H2004-006**

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

I am in favor of the request for the reasons listed below 20

I am opposed to the request for the reasons listed below

*I, Peoples Realtors was the selling Realtor, of  
the house to Lyons & Rhea for the general home,  
sold for 22,000.00, the house was historical at that time,  
but after George Lyons got through with it it was in much  
more HYSTERICAL than historical.*

Your Name: Billy Peoples, Real Estate Broker

Rockwall Property Address: Probably the one on St. Mary's St.

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

*The Church is The Owner, let them decide!*



# CITY OF ROCKWALL

at Rockwall CityPlace

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Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

(please return portion of form below the dotted line)

-----  
**Case number: H2004-006**

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

I am in favor of the request for the reasons listed below 20

I am opposed to the request for the reasons listed below

*(see Attached)*

Your Name: Steve Swafford

Rockwall Property Address: 610 S. Goliad

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

There are three justifiable reasons we are opposed to the city's initiated request.

First, we believe were the city to designate 602 S. Goliad as a Historic Landmark, it would prevent our ability as landowners to do with our property what we want, given the current zoning stipulations.

Second, when the church purchased this parcel of property in 2002, there were no historical designations on the property or zoning limitations that would prevent us from doing with the property what we now wish to do. In fact, it was at the city's prompting in 2002 when we wanted to purchase a track of land south of Goliad Place and make a parking lot there that we were to "return to our own property that is currently zoned commercial and find it there." We have done that; now moving forward with this designation is leading the city to prevent us once again.

Third, were the city to designate 602 S. Goliad as a Historic Landmark, this decision would violate Federal law. The Religious Land Use Act passed by Congress and signed into law by President Clinton in 2000 protects churches from cities and municipalities placing undue restraints and restrictions upon churches by zoning and/or other decisions. The law is clear: "Zoning or land-marking law, or the application of such a law that limits or restricts a claimants use or development of land - including a structure-affixed to that land - if the claimant has ownership."

Should you have any questions before the public hearing on August 19, please do not hesitate to contact me.

Sincerely,

Steve Swofford  
Pastor, FBC Rockwall



# CITY OF ROCKWALL

at Rockwall CityPlace

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*(see Attached)*

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Should you have any questions before the public hearing on August 19, please do not hesitate to contact me.

Sincerely,

Steve Swofford  
Pastor, FBC Rockwall



# CITY OF ROCKWALL

at Rockwall CityPlace

April 25, 2005

*Attn: Shawn Risinger*  
(972)771-8459

RE: Texas Historical Commission Subject Marker (Reese House)

Dear Shawn:

At the request of the Historic Preservation Advisory Board I am sending you a copy of the (THC) Texas Historical Commission application for subject marker. Please note that included with the application is a set of guidelines for submitting an application to THC. The subject marker applications are in reference to the "Original" location of the Reese House.

If you have any further questions or concerns, please do not hesitate to contact me at 972-771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Spencer', with a long horizontal flourish extending to the right.

Chris Spencer,  
City Planner



**CITY OF ROCKWALL**  
at Rockwall CityPlace

April 25, 2005

*Attn: Ken Jones*

RE: Texas Historical Commission Subject Marker (Reese House)

Dear Ken:

At the request of the Historic Preservation Advisory Board I am sending you a copy of the (THC) Texas Historical Commission application for subject marker. Please note that included with the application is a set of guidelines for submitting an application to THC. The subject marker applications are in reference to the "Current" location of the Reese House.

If you have any further questions or concerns, please do not hesitate to contact me at 972-771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Spencer".

Chris Spencer,  
City Planner



**CITY OF ROCKWALL**  
at Rockwall CityPlace  
385 South Goliad St.  
Rockwall, Texas 75087-3699

**CITY OF ROCKWALL**  
at Rockwall CityPlace  
385 South Goliad St.  
Rockwall, Texas 75087-3699



Ken Jones  
1608 S. Lakeshore  
Rockwall, Texas 75087

First Baptist Church  
510 S. Goliad  
Rockwall, Texas 75087



## OFFICIAL TEXAS HISTORICAL MARKER POLICIES

### Official Rules pertaining to the Official Texas Historical Marker Program, as codified in Texas Administrative Code, Title 13, Part 2, Chapter 21

These rules provide criteria by which the Texas Historical Commission (THC) administers the Official Texas Historical Marker program. These rules and procedures are within the legal authority of the THC as provided by Texas Government Code, Section 442.

**Official Texas Historical Markers** are those markers and plaques the Texas Historical Commission awards, approves or administers. They include centennial markers the State of Texas awarded in the 1930s; Civil War Centennial markers from the 1960s; and medallions and markers the THC's predecessor, the Texas State Historical Survey Committee, awarded.

**Historical marker application** means a current version of the THC's *Official Texas Historical Marker Application Form* and all required supporting documentation as required in the Application Requirements (see below.)

### Recorded Texas Historic Landmark Designation

- The THC may award the Recorded Texas Historic Landmark (RTHL) designation to historic structures that meet criteria set forth in this chapter.
- The RTHL designation becomes effective upon approval by the THC.
- Official Texas Historical Markers signify the RTHL designation; designation comes only through application to and approval by the THC.
- Once designated as RTHL, properties are subject to provisions of Texas Government Code, Section 442.006(f) and rules of the THC.

### Application Requirements

Any individual, group or county historical commission may apply to the THC for an Official Texas Historical Marker. The application shall include:

- a completed current Official Texas Historical Marker *application form*
- a *comprehensive research paper* on the topic under consideration that contains a narrative history including:
  1. an introduction with historical background and broad historical context of the topic under consideration;
  2. a detailed chronological history that documents the complete history of the topic; and
  3. a concluding section that summarizes the history and addresses the significance of the topic.
- *reference notes* – Facts contained in the research paper that cannot be assumed to be common knowledge shall be documented with reference notes, which can be footnotes, endnotes or parenthetical notes.
- *bibliography* of sources cited – A bibliography is a list of all the sources used in researching the topic. For *published sources*, the bibliography shall include information on the author, title, publisher and date of publication. For *unpublished sources*, the bibliography shall include a description and

date of the document, and the location of the collection or record. For *oral history sources*,

the bibliography shall include the name of the interviewer and the interviewee; the date of the interview; the relevance of the interviewee to the topic under consideration; a statement regarding existence and location of any related notes, transcripts and/or recordings.

- a *letter-size map* indicating the proposed marker location.
- *Photographs*:
  1. for subject markers: a current photograph of the proposed marker location.
  2. for Recorded Texas Historic Landmark markers:
    - a. at least one historic photograph of the structure under review;
    - b. one current photograph of each elevation of the exterior of the structure; and
    - c. additional photographs the THC staff may request to facilitate determination of a structure's eligibility for designation.
  3. for Historic Texas Cemetery markers:
    - a. a current photograph of the proposed marker location;
    - b. at least one current photograph showing an overall view of the cemetery; and
    - c. photographs that document individual features referred to in the application's narrative history.
- *Authorization*. Permission is required for placement of the marker, as indicated by the signature of the property owner.
- *County historical commission approval*. The county historical commission (CHC) must approve the application history, content and documentation. If a county has no active CHC, the county judge's approval may be substituted.
- *Additional documentation*:
  1. Recorded Texas Historic Landmark markers also require:
    - a. letter-size *floor plans* delineating any alterations or additions, with relevant dates, to the structure under consideration for designation and relevant dates;
    - b. a letter-size *site plan* showing the building or structure under consideration, plus any outbuildings or other significant features, such as landscaping; and
    - c. the *legal description of the property* (lot and block numbers; metes and bounds).
  2. Historic Texas Cemetery markers also require *proof of Historic Texas Cemetery designation*.

### Criteria Considerations

- ***Subject markers*** may be awarded to topics of local, state or national historical significance that meet the following requirements:
  - Age*. A topic commemorated with a subject marker must relate to a time at least 50 years before the date of application, with the following exceptions:
    - a. An *individual* may be the topic of a marker or be mentioned in a marker inscription 10 years after his or her death.
    - b. If an *event* changed the course of state or local history, that event may be eligible for a marker 30 years after its occurrence. An event must have a specific beginning and ending date, and the overall history of the topic under consideration must have concluded at least 30 years before the date of application; debuts or founding dates of topics with continuing history are not considered events.
    - c. The THC may waive the age requirement for topics deemed exceptionally significant;

*Historical significance*. The narrative history must clearly convey the significance of the topic. A topic is considered to have historical significance if it had influence, effect or impact on the course of history or cultural development; age alone does not determine significance.

*Marker location.* Subject markers must be placed at publicly accessible sites that are relevant to the history being commemorated.

- ***Recorded Texas Historic Landmark (RTHL)*** markers may be awarded to historic structures that meet the following criteria:

*Age.* A structure may be eligible for the RTHL marker 50 years after its date of construction. The THC may waive the age requirement for structures deemed exceptionally significant;

*Historical Significance.* The narrative history must clearly convey the structure's historical significance. A structure is considered to have historical significance if it had influence, effect or impact on the course of history or cultural development; age alone does not determine significance.

*Architectural integrity.* The THC adheres to *The Secretary of Interior Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* in making determinations for eligibility for historical designations with regard to architectural integrity. A structure has architectural integrity if its exterior appearance retains and exhibits a preponderance of the essential physical features of its original design and materials, and is in a good state of repair.

*Additional considerations regarding RTHL designation:*

1. A structure that has been moved cannot be considered for designation as an RTHL.
  2. A structure cannot be considered for RTHL designation if artificial siding applied to its exterior within the preceding 50 years covers or alters its historic architectural materials or features.
  3. RTHL is a permanent legal designation and may not be removed from the property in the event of a transfer of ownership or unauthorized removal of the marker. The marker awarded to any designated structure remains with that structure and may not be removed or displayed elsewhere unless the THC gives express approval for such action.
  4. An RTHL marker must be located on or immediately adjacent to the designated structure.
  5. In accordance with provisions of Texas Government Code, §442.006(f), if appreciable changes not properly approved by the THC are made to a designated structure, the THC may withdraw the designation and the marker.
- ***Historic Texas Cemetery markers.*** A marker may be awarded to a cemetery only if the commission has designated the cemetery as a Historic Texas Cemetery. The marker must be located either at or immediately adjacent to the designated cemetery.

### **Application Evaluation Procedures**

The THC may adopt internal procedures governing evaluation for approval or rejection of applications for Official Texas Historical Markers, Recorded Texas Historic Landmarks or Historic Texas Cemetery designations.

- The Texas Historical Commission is the final arbiter on all matters related to marker eligibility, inscriptions, titles and placement.
- All materials submitted for an Official Texas Historical Marker become the property of the Texas Historical Commission and part of the permanent archival files of the agency, and are subject to the Texas Open Records Act.
- All Official Texas Historical Markers are the property of the State of Texas and may be recalled by the commission.

*from Chapter 21 Rules, as revised and adopted May 2003*

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Texas Historical Commission  
History Programs Division  
P.O. Box 12276, Austin, TX 78711  
Phone: 512/463-5853, Fax: 512/475-3122  
Email: [history@thc.state.tx.us](mailto:history@thc.state.tx.us)



**TEXAS  
HISTORICAL  
COMMISSION**

*The State Agency for Historic Preservation*

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[www.thc.state.tx.us](http://www.thc.state.tx.us)

**OFFICIAL TEXAS HISTORICAL MARKER  
APPLICATION FORM**

THC use only

Please complete both sides of form.

Proposed marker title: \_\_\_\_\_  
(Title subject to change by Texas Historical Commission staff and/or State Marker Review Board.)

County: \_\_\_\_\_ Nearest town (on state highway map): \_\_\_\_\_  
Marker location (street address and city, or specific directions from nearest town on state highway map):  
\_\_\_\_\_  
\_\_\_\_\_

Will the marker go at the actual site of the topic being marked?  Yes  No If the answer is no, provide the distance and directions to the actual location from the marker (i.e. 100 yards east). **Note that grave markers, Recorded Texas Historic Landmark markers and Historic Texas Cemetery markers must be placed at the actual sites.** \_\_\_\_\_  
\_\_\_\_\_

**APPROVAL OF COUNTY HISTORICAL COMMISSION**

The county historical commission (CHC) must approve the marker application, narrative history and documentation before they are forwarded to the THC. The signature of the representative below signifies the CHC has reviewed and approved the application in full.

Printed name of CHC chair or marker committee chair\*: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Mailing address: \_\_\_\_\_ City, zip: \_\_\_\_\_  
Daytime phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

\*The CHC or marker committee chair will be the primary contact regarding the application. The marker committee chair's signature is valid only if notification is properly filed with the THC (call 512/463-5853 to request a form).

**PERMISSION OF PROPERTY OWNER FOR MARKER PLACEMENT**

Permission from the property owner for placement of a marker is required. Provide the name of a contact person if the owner is an institution, organization or public entity. **Do not complete this section if the marker is to be placed on right-of-way maintained by the Texas Department of Transportation.**

Name: \_\_\_\_\_  
Contact person (if applicable): \_\_\_\_\_ City, zip: \_\_\_\_\_  
Mailing address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_  
Owner's signature: \_\_\_\_\_

Do you wish to receive copies of all correspondence concerning this marker application?  Yes  No

**PAYMENT INFORMATION (payment form will be sent to the following):**

Name: \_\_\_\_\_  
Contact person (if applicable): \_\_\_\_\_  
Mailing address: \_\_\_\_\_ City, zip: \_\_\_\_\_  
Daytime phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**SHIPPING INSTRUCTIONS**

In order to facilitate delivery of the marker, neither post office box numbers nor rural route numbers can be accepted. To avoid additional shipping charges and time delays, use a business street address (Open 8 a.m.–5 p.m., Monday–Friday). If the marker is to be placed on state highway right-of-way, it will be shipped directly to the district highway engineer.

Name: \_\_\_\_\_  
Street address: \_\_\_\_\_  
City, zip: \_\_\_\_\_ Daytime phone: \_\_\_\_\_

**TYPE AND SIZE OF MARKER DESIRED**

**■ SUBJECT MARKERS**

Subject markers are educational in nature and convey no legal restrictions to the property. They are appropriate for topics such as church congregations, schools, towns, businesses, persons, events and institutions. These markers should not be attached to buildings; if the marker is to be attached to a surface other than the foundry-provided post, please provide the requested information in the space below.

- 16" x 12" grave marker (comes with mounting bar) .....\$ 425
- 27" x 42" marker with post .....\$1,250
- 27" x 42" marker without post (for attachment to \_\_\_\_\_) .....\$1,150
- 18" x 28" marker with post .....\$ 850
- 18" x 28" marker without post (for attachment to \_\_\_\_\_) .....\$ 750

**■ RECORDED TEXAS HISTORIC LANDMARK MARKERS**

Markers conveying the Recorded Texas Historic Landmark (RTHL) designation are reserved solely for historic structures deemed worthy of recognition for their architectural integrity and historical associations. The RTHL designation carries a measure of legal protection (see Marker Policies 13 through 18), therefore a legal description (lot and block numbers) is required. The most commonly used marker for conveying the designation is the medallion and plaque (also referred to as a building marker); however, subject markers may also be used to provide more information. If the marker is to be mounted directly onto a structure, care should be taken to avoid damaging historic building material. Note that RTHL markers must go at the site for which the designation is given.

- Medallion and 16" x 12" plaque with post .....\$ 525
- Medallion and 16" x 12" plaque without post (for attachment to \_\_\_\_\_) .....\$ 425
- 27" x 42" marker with post .....\$1,250
- 27" x 42" marker without post (for attachment to \_\_\_\_\_) .....\$1,150
- 18" x 28" marker with post .....\$ 850
- 18" x 28" marker without post (for attachment to \_\_\_\_\_) .....\$ 750

**Legal description of property (lot and block number; metes and bounds):**

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**■ HISTORIC TEXAS CEMETERY MARKERS**

The purchase and display of a historical marker is not a required component of the Historic Texas Cemetery (HTC) designation, but the THC offers options for those situations in which a marker will contribute to preservation or interpretation. Only cemeteries with the HTC designation are eligible for HTC markers, and the designation process must be complete before a marker application can be processed. Once the designation is awarded, no additional documentation is required for an HTC medallion or medallion with name and date plaque. **For medallions with interpretive plaques, however, the same type of history and documentation required for subject markers and RTHL markers is necessary.**

Medallions only and medallions with name and date plaques:

- Medallion only, without post (for attachment to \_\_\_\_\_) .....\$ 250
- Medallion only, with hardware to attach to existing state historical marker post .....\$ 300
- Medallion only, with post .....\$ 400
- Medallion and 12" x 6" name and date plaque, without post (for attachment to \_\_\_\_\_) .....\$ 500
- Medallion and 12" x 6" name and date plaque, with post .....\$ 600

Medallions with interpretive plaques:

- Medallion and 16" x 12" plaque, without post (for attachment to \_\_\_\_\_) .....\$ 650
- Medallion and 16" x 12" plaque, with post .....\$ 750
- Medallion and 16" x 24" plaque, without post (for attachment to \_\_\_\_\_) .....\$ 850
- Medallion and 16" x 24" plaque, with post .....\$ 950

When the application packet is complete, forward the required application form, historical narrative, footnotes/endnotes, bibliography, photos and maps to the county historical commission. Once the authorized CHC representative has signed this form and reviewed the packet, mail both to: History Programs Division, Texas Historical Commission, P.O. Box 12276, Austin, TX 78711-2276.

For more information contact:  
 Texas Historical Commission, History Programs Division  
 P.O. Box 12276, Austin, TX 78711-2276  
 512/463-5853, Fax 512/475-3122  
[www.thc.state.tx.us](http://www.thc.state.tx.us)  
 Rev. 3/2003



**TEXAS  
 HISTORICAL  
 COMMISSION**

*The State Agency for Historic Preservation*



**CITY OF ROCKWALL**  
at Rockwall CityPlace

9/6/2005

September 6, 2005

*Attn: Ken Jones*

**RE: Texas Historical Commission Subject Marker (Reese House)**

**Dear Ken:**

At the request of the Historic Preservation Advisory Board I am enquiring on the status of your (THC) Texas Historical Commission application for subject marker concerning the Reese House. The subject marker application is in reference to the "Current" location of the Reese House.

If you have any further questions or concerns, please do not hesitate to contact me at 972-771-7745.

Sincerely,

**Chris Spencer,  
City Planner**



# CITY OF ROCKWALL

at Rockwall CityPlace

## Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, August 19, 2004 at 6:30 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

### **H2004-006: Reese House**

*Hold a public hearing to consider a city initiated request for a Historic Landmark designation for the Reese House located at 602 S. Goliad. The tract is zoned (GR) General Retail and is located outside of the Old Rockwall Historic District and identified as a "High Contributing Property" with in the Historic survey.*

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by 8/11/2004 to:

Robert LaCroix  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

(please return portion of form below the dotted line)

-----

### **Case number: H2004-006**

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

- I am in favor of the request for the reasons listed below 20
- I am opposed to the request for the reasons listed below

*Once the house is moved inside the Historical District & Renovated, then I would be all in favor of the request!*

Your Name: David Thompson

Rockwall Property Address: 603 S. Goliad Rockwall TX

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