

**CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO**

AGENDA DATE: 10/14/2008

APPLICANT: City of Rockwall

AGENDA ITEM: H2008-006; Rockwall Flower Landmark (102 S. Goliad)

Hold a public hearing to consider a city-initiated request for a Historic Landmark designation for the Rockwall Flower Shop located at 102 S. Goliad. The tract is zoned (DT) Downtown and is located outside of the Old Town Rockwall Historic District and identified as a "Contributing Property" within the Downtown Historic & Architectural Survey.

BACKGROUND INFORMATION:

The building at 102 S. Goliad is listed as a "Contributing" property within the City of Rockwall Downtown Historic and Architectural Survey. The structure, known as the "Rockwall Flower Shop" was constructed in 1893. The building was originally built as the First National Bank. Typical of banks this building is monumental in the town square setting, rising two stories, faced with pressed brick, tightly mortared; and decorative cornices. Its design sends a mighty business message, and yet it honors the scale and quality of the square.

Around the turn of the century (1900) the building was use to house a "Dry Goods" store until it later became a flower shop. The upper story of the building was occupied by the Masonic Lodge from around the turn of the century until the 1960's. O.L. Steger, a Master Mason and Rockwall Historian, estimated that some 5 or 6 thousand men had been made Master Masons on the second floor of 102 S. Goliad.

The subject site is zoned "DT" Downtown district.

In staffs opinion the "Rockwall Flower Shop" is significant to the built environment/architecture and the urban fabric of the City of Rockwall.

Twenty-six (26) notices were sent out to property owners within 200. At the time of this report one (1) notice in favor has been returned.

RECOMMENDATIONS:

Staff recommends approval of the Historic Landmark Designation.

On 9/18/2008, the Historic Preservation Advisory Board recommended approval of the Landmark Designation for 102 S. Goliad by a vote of 4-0 (Harper & Whitley absent) subject to the following condition:

1. Staff work with the property owner to arrive at a Historic Name for the Landmark Designation prior to the Planning and Zoning Commission public hearing.



City of Rockwall
The New Horizon

102 S. Goliad



Guidelines for 102 S. Goliad

The primary goal of a “Landmark” property is to retain and preserve the defining elements of the property. Any repair, rehabilitation or alteration to the exterior of the building, including signage, shall be required to obtain a Certificate of Appropriateness (C of A) from the City of Rockwall Historic Preservation Advisory Board.

Rehabilitation Design Standards

- Changes must be appropriate to the architectural style and character of the building.
- Retain all distinguishing historic materials and architectural features.
- When replacement of missing or deteriorated architectural features is necessary, the replacement must match the original material, in composition, design, color, texture and other visual qualities.
- Replacement of missing exterior architectural features should be based on accurate duplication of original features.
- Exterior changes to the building over time are evidence of the history of that building. These alterations may be considered historic and thus they must be maintained.

- Exterior additions should not damage or alter the essential form and integrity of the building. All changes must be reversible.
- Minimize the effect of modern mechanical and utility functions. For example, do not place utility boxes on top of historic architectural features/details.

Building Store Front

- The existing storefront should be preserved.
- Storefront features should be repaired rather than replaced.
- Remolded storefronts should be restored based on pictorial or physical evidence of the original design.

Maintain Original Materials

- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used.
- The surface cleaning of structures, if appropriate, shall be undertaken in the gentlest means possible.
- Brick and other masonry materials should not be painted.

Building Canopies & Awnings

- Canopy heights must be consistent with heights established historically. When the original height is not known, use the height level with the second floor or other canopies on the block.
- Canopies or Awnings maybe added to the building if physical or pictorial evidence exists.
- Canvas canopies and awnings are preferred to fixed metal or wood awnings.

Individual Building Elements

Doors

- The original storefront doors should be preserved and maintained. If the original door design is unknown, replace with a single light (glass area) door design, not solid panel, decorative doors or any other door based on a different historical style.

Display Windows

- The display windows should be maintained in the same configuration as original.
- Window mullions should match the original material, in composition, design, color, texture and other visual qualities.
- Clear rather than tinted glass should be used for storefronts. If privacy or shade is required, use interior shades or blinds.

Windows

- Window sashes should be preserved, maintained, or repaired according to size, number and arrangement of lights materials and decorative detailing.
- Windows should be visible, not concealed, enclosed or covered.

- Clear rather than tinted glass should be used for storefronts. If privacy or shade is required, use interior shades or blinds.

Cornices

- The original cornice should be visible, not concealed or covered with modern materials.

Architectural Features/Details

- Architectural features and details should not be removed or concealed.
- Replace missing architectural features.
- Decorative architectural features should not be added where none existed.

Mechanical Systems

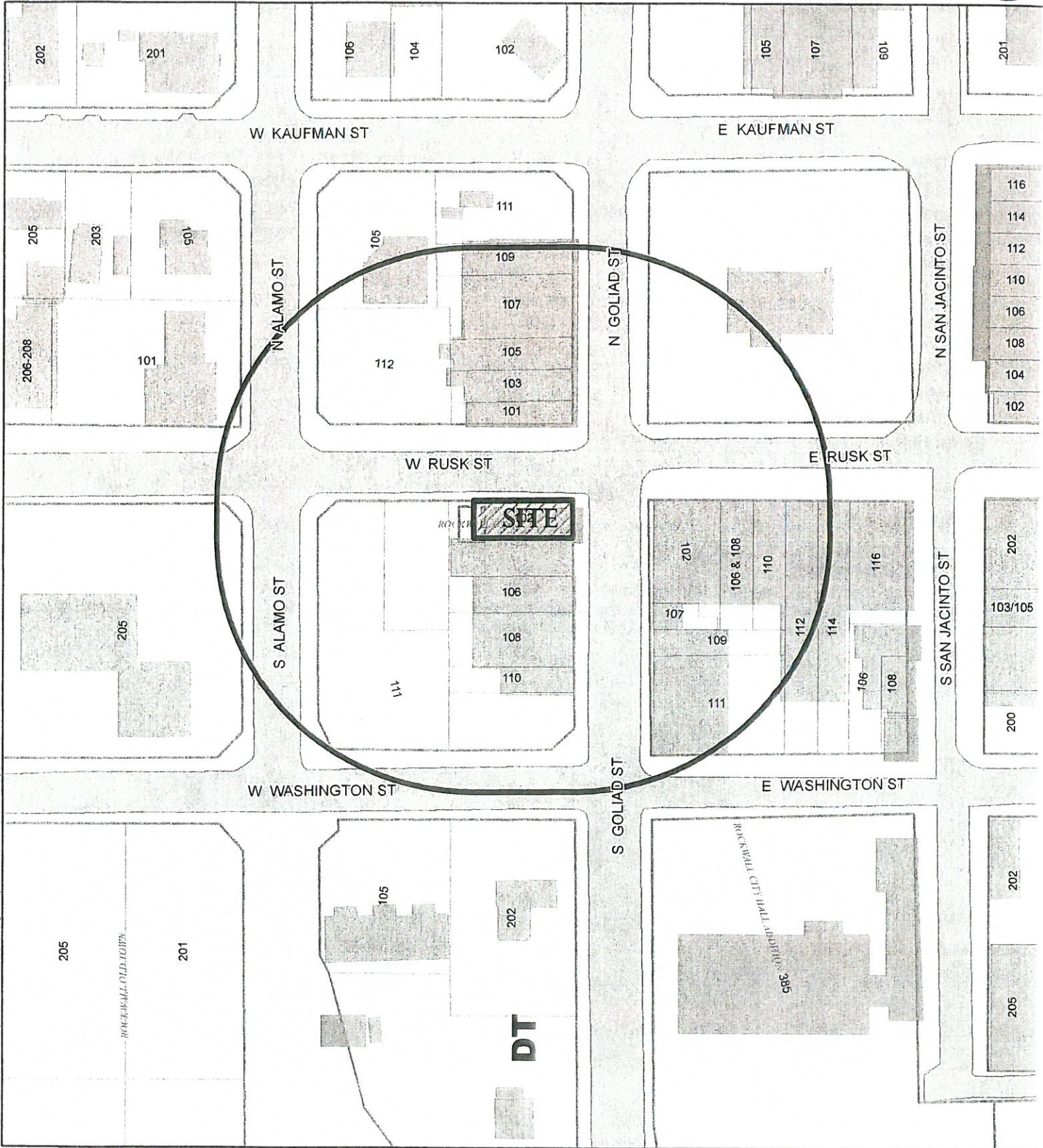
- Mechanical systems, such as heating and air condition units, electrical connections, and exterior stairs should be located so that street visibility is minimal.

Signage

- Signage must be proportional to its placement on the building.
- Representational designs that reflect the business use or product advertised are encouraged.
- All signs must complement the historic character of the building.
- Signs must not obscure architectural features of a building.
- Internally lit signs, flashing signs, and neon signs are not permitted.

Murals

- Murals are not permitted on the front façade.
- The Historic Preservation Advisory Board may consider murals on secondary building facades.
- An accurate color rendering of the proposed mural must be presented to the Historic Preservation Advisory Board.

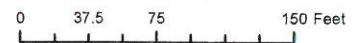


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**H2008-006 Landmark
 Rockwall Flower Shop
 102 S. Goliad**

August 26, 2008



CITY OF ROCKWALL DEPARTMENT OF PLANNING AND ZONING

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City of Rockwall
 Downtown Historic Square Architectural Survey
 Property Overview

Address	<u>102 S Goliad</u>	Property Name	<u>First National Bank</u>
Block / Lot	<u>BLOCK N, LOT PT OF 1 & 2, ACRES .064</u>	Source	<u>Downtown Rockwall Walking Tour</u>
Neighborhood	<u>Rockwall Downtown Historic Square</u>	Business Name	<u>ROCKWALL FLOWER SHOP</u>
Est. Date	<u>c. 1893</u>	Source	<u>City of Rockwall</u>
Source			

Property Designations			
National Register of Historic Places:	no	City of Rockwall Landmark:	no
National Historic Landmark:	no	City of Rockwall Conservation District:	no
Recorded Texas Historic Landmark:	no	City of Rockwall Historic District:	no
State Archeological Landmark:	no	HABS/HAER:	no
Texas Historical Marker:	no	Other:	no

Contributing/Non-contributing contributing
 Historic Integrity Y

Additional Information:

This building originally housed First National Bank. It served as a dry goods store for more than 50 years until Anne Boyer's Flower Shop moved in. The upstairs was occupied by the Masonic Lodge from the turn of the century until mid-1960s when they purchased the building next door. Historic photographs show large decorative stone orbs embellishing the roof line.



Surveyor

K Seale

Date Surveyed

08/25/07

City of Rockwall
Downtown Historic Square Architectural Survey
Property Description

Address: 102 S Goliad
Building Type: Two-Part Vertical Block
Style: Italianate
Original Use: Commercial
Current Use: Commercial

Main Building

Emphasis: Vertical
Façade: Symmetrical
of Stories: 2
of Bays: 3
Plan: Rectangle: short facade

Roof

Materials: Tar (built-up)
Form: Flat
Special Shapes: None
Decorative Upper Facade: Corbelled cornice

Exterior

Dominant Wall Surface: Brick: red
Exterior Accents: Belt course

Principal Windows

Sashes: Wood
Opening: Single/Double-hung
Description: Display window
Surround: Arched

Notes

Two-story rectangular brick building with corbelled cornice at parapet. Parapet conceals flat roof. Brick pilasters divide three bays. Second story windows segmentally arches and with string hood moulding. Corbelled beltcourse. Recessed entrance bay flanked by cast iron columns.



City of Rockwall
The New Horizon

Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 9/18/2008 at 6:00 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

H2008-006: Rockwall Flower Landmark (102 S. Goliad)

Hold a public hearing to consider a city-initiated request for a Historic Landmark designation for the Rockwall Flower Shop located at 102 S. Goliad. The tract is zoned (DT) Downtown and is located outside of the Old Town Rockwall Historic District and identified as a "Contributing Property" within the Downtown Historic & Architectural 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 10/8/2008 to:

Chris Spencer
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
(please return portion of form below the dotted line)

Email: planning@rockwall.com
Phone: (972) 771-7745
Fax: (972) 771-7748

Case number: H2008-006

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below 26

I am opposed to the request for the reasons listed below

Your Name: Kerry Smith
Rockwall Property Address: 109 N. Goliad Rockwall TX 75087

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



City of Rockwall
385 South Goliad
Rockwall, Texas 75087-3699

COUNTY OF ROCKWALL
COURTHOUSE
ROCKWALL, TX 75087



City of Rockwall
385 South Goliad
Rockwall, Texas 75087-3699

Needs
address

COUNTY OF ROCKWALL
COURTHOUSE
ROCKWALL, TX 75087

- Preliminary Plat*
- Final Plat*
- Replat*
- Vacation of Plat

- Site Plan*
- Concept Plan
- Overlay District
- Building Elevations

- Conditional Use Permit
- Landscape Plan
- Treescape Plan
- Zoning / Land Use

H2008-006 102 S. Goliad (Landmark)

Addition Name: ROCKWALL O T BLOCK N LOT PT OF 1 & 2, Current Zoning: DT

Proposed Zoning: Historic Landmark No. Of Acres: No. Of Tracts: 1 No. Of Units: 1

Proposed Use for Property:

A City initiated request for Historic Landmark designation for the Rockwall Flower Shop located at 102 S. Goliad. The tract is zoned (DT) Downtown and is located outside of the Old Town Rockwall Historic District and identified as a "Contributing Property" within the Downtown Historic & Architectural Survey..

General Location of Property (or) Address: 102 S. Goliad

Owner's Name: BLACKETER, LARRY & FAY

Applicant's Name: City of Rockwall

Company: _____

Company: Planning and Zoning Department

Address: P O BOX 472964

Address: 385 South Goliad

City, State, Zip: Garland TX, 75047

City, State, Zip: Rockwall, Texas 75087

Phone: (972) 722-2780 Fax #: _____

Phone: (972) 771-7745 Fax #: (972) 771-7748

BEFORE ME, a Notary Public, on this day personally appeared _____ the undersigned applicant, who stated the information on this application to be true:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purposes of this application; all information submitted herein is true and correct; and the application fee of \$ n/a, to cover the cost of this application, has been paid to the City of Rockwall on This _____ day of _____, _____.

Applicant Signature

SUBSCRIBED AND SWORN TO before me, this _____ day of _____.

My Commission Expires

Notary Public in & for the State of Texas

This Application Will Not Be Accepted Without Engineering Submittal On File If Engineering Is Required

House Bill 1563, Effective September 1, 1999.

Requires An Original Tax Certificate From Each Taxing Unit Indicating That No Delinquent Ad Valorem Taxes Are Owed On The Property To be Attached To The Plat Or Replat.



City of Rockwall
The New Horizon

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Phone: (972) 771-7745

Fax: (972) 771-7748

Case number: H2008-006

Please place a check mark on the appropriate line below:

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

26

____ I am opposed to the request for the reasons listed below

Your Name: _____

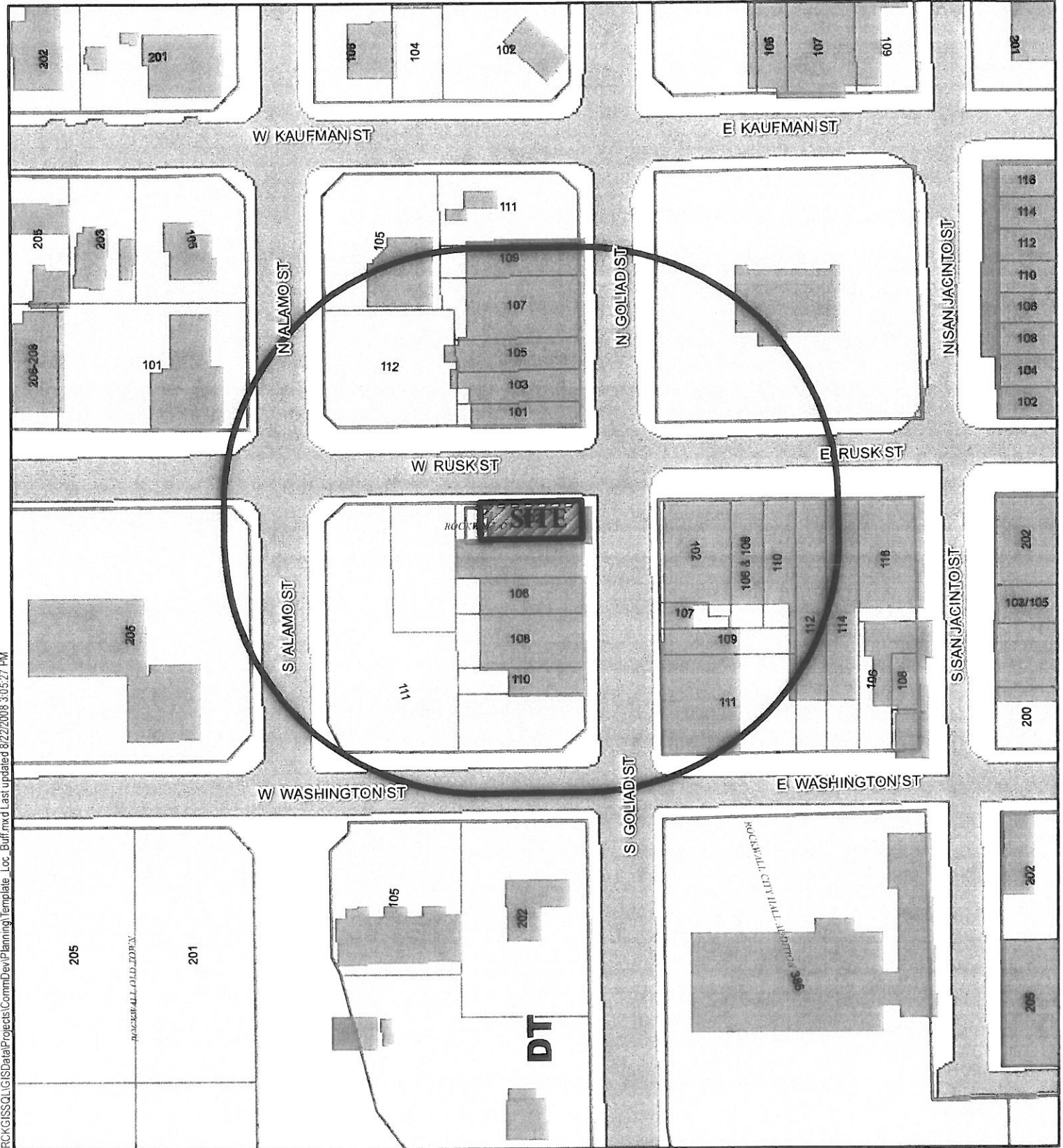
Rockwall Property Address: _____

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



Legend

 Subject Property



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**H2008-006 Landmark
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102 S. Goliad**
August 26, 2008

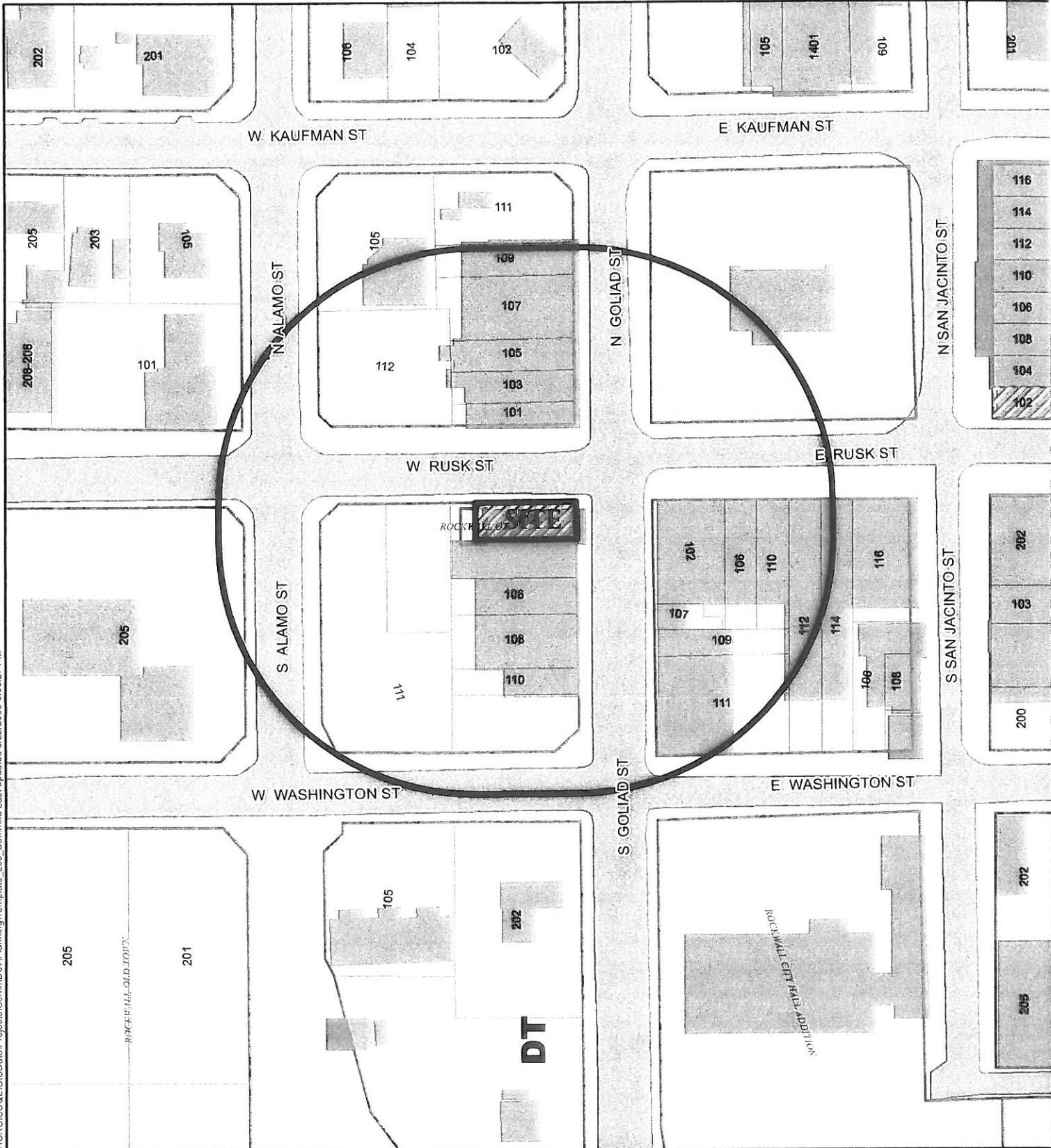
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CITY OF ROCKWALL DEPARTMENT OF PLANNING AND ZONING

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WIMPEE JOE
105 W KAUFMAN
ROCKWALL, TX 75087

K'S ADVERTISING DALLAS INC THE
109 N GOLIAD
109 N GOLIAD
ROCKWALL, TX 75087

PIRTLE DAVID ETUX
P O BOX 1569
ROCKWALL, TX 75087

COUNTY OF ROCKWALL
COURTHOUSE
ROCKWALL, TX 75087

WEDDLE JOHN C
105 N GOLIAD
ROCKWALL, TX 75087

RDT ENTERPRISES INC
103 N GOLIAD #204
ROCKWALL, TX 75087

HEFFERNAN RICHARD F & MARILYN
5924 VOLUNTEER PL
ROCKWALL, TX 75032

RDT ENTERPRISES INC
103 N GOLIAD #204
ROCKWALL, TX 75087

FALLS CHAS W
1216 SMIRL DR
ROCKWALL, TX 75087

KLUTTS B A
1605 SUNSET HILL
ROCKWALL, TX 75087

KLUTTS B A
1605 SUNSET HILL
ROCKWALL, TX 75087

MASONIC LODGE
C/O J E HANIS
BOX 686
ROCKWALL, TX 75087

PRUITT JAMES PRESTON
110 GOLIAD S
STE 101
ROCKWALL, TX 75087

HOEGGER STEVE & KIM
2082 QUAIL RUN RD
WYLIE, TX 75098

BLACKETER LARRY & FAY
P O BOX 472964
GARLAND, TX 75047

KLUTTS B A
1605 SUNSET HILL
ROCKWALL, TX 75087

RDT ENTERPRISES INC
103 N GOLIAD #204
ROCKWALL, TX 75087

SAXTON RICHARD T & LYNDA R
18552 FM740
FORNEY, TX 75126

SWIERCINSKY MICHAEL P
103 NORTH GOLIAD STREET #204
ROCKWALL, TX 75087

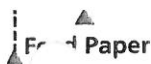
HENDRICKS BARBARA S
P O BOX 2136
ROCKWALL, TX 75087

CURANOVIC PETER
112 E RUSK
ROCKWALL, TX 75087

RDT ENTERPRISES INC
103 N GOLIAD #204
ROCKWALL, TX 75087

HEATH H N
101 N ALAMO
ROCKWALL, TX 75087

RDT ENTERPRISES INC
103 N GOLIAD #204
ROCKWALL, TX 75087



JOE WIMPEE
105 W KAUFMAN
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

DAVID PIRTLE ETUX
P O BOX 1569
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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ROCKWALL, TX 75032

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ROCKWALL, TX 75087

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GARLAND, TX 75047

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ROCKWALL, TX 75087

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18552 FM740
FORNEY, TX 75126

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103 NORTH GOLIAD STREET #204
ROCKWALL, TX 75087

BARBARA S HENDRICKS
P O BOX 2136
ROCKWALL, TX 75087

PETER CURANOVIC
112 E RUSK
ROCKWALL, TX 75087

RDT ENTERPRISES INC
103 N GOLIAD #204
ROCKWALL, TX 75087

CITY OF ROCKWALL

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD
ROCKWALL, TX 75087

H N HEATH
101 N ALAMO
ROCKWALL, TX 75087

RDT ENTERPRISES INC
103 N GOLIAD #204
ROCKWALL, TX 75087

- Public Notice -

The City of Rockwall Planning and Zoning Commission will hold a public hearing on Tuesday, October 14, 2008 at 6:00 p.m. in the Council Chambers at Rockwall City Hall, 385 South Goliad, Rockwall, Texas, and the Rockwall City Council will hold a public hearing on Monday, October 20, 2008 at 6:00 p.m. in the Council Chambers at Rockwall City Hall, 385 South Goliad, Rockwall, Texas, to consider the following item:

P2008-033: Replat of Lot 36, Block D, Hillcrest Shores Addition

Hold a public hearing and consider a city-initiated request for approval of a residential replat of Lot 36, Block D, Hillcrest Shores Addition, being 0.25-acre zoned (PD-11) Planned Development No. 11 district and located at 721 Sunset Hill, and take any action necessary.

H2008-006: Proposed Historic Landmark – 102 South Goliad

Hold a public hearing a city-initiated request for a Historic Landmark designation for the Rockwall Flower Shop located at 102 S. Goliad, and take any action necessary. The tract is zoned (DT) Downtown and is located outside of the Old Town Rockwall Historic District and identified as a "Contributing Property" within the Downtown Historic & Architectural Survey.

H2008-008: Proposed Historic Landmark – 109 St. Mary's Street

Hold a public hearing a city-initiated request for a Historic Landmark designation for the Jordan House located at 109 St. Marys Street, and take any action necessary. The tract is zoned (SF-7) Single Family and is located outside of the Old Town Rockwall Historic District and identified as a "High Contributing Property" within the Historic survey.

Z2008-024: 2625 Rolling Meadows Drive – SUP for Grazing Animals

Hold a public hearing and consider a request by Donna Orr and Roger Shank for approval of a Specific Use Permit (SUP) to allow for a reduction in the land area required for grazing farm animals on Lot 4, Rolling Meadows Estates, being 4.6-acres zoned (SF-E/4.0) Single Family Estate district and located at 2625 Rolling Meadows Drive, and take any action necessary.

Z2008-025: Rezone Agricultural to SF-E/1.5

Hold a public hearing and consider a request by Von and Carolyn Maynard for approval of a change in zoning from (Ag) Agricultural district to (SF-E/1.5) Single Family Estate district, for a 1.97-acre tract known as part of Tract 26-2, Abstract 77, E. M. Elliott Survey, located along the west side of FM 549 north of Airport Road, and take any action necessary.

Z2008-026: Rayburn Country Electric Cooperative – Proposed Wind Turbine

Hold a public hearing and consider a request by Rayburn Country Electric Cooperative, Inc., for approval of a Specific Use Permit (SUP) to allow for a "Utility Installation, Other Than Listed," specifically a wind turbine, on their property located at 960 Sids Road, being approximately 7.403-acres zoned (Ag) Agricultural district and known as Tract 3-6, Abstract 26, W. H. Barnes Survey, and take any action necessary.

Z2008-027: National Tire & Battery SUP

Hold a public hearing and consider a request by Tracy LaPiene of Allen and Ridinger Consulting, Inc., for approval of a Specific Use Permit (SUP) to allow for an "Auto Repair Garage, Minor" within the (C) Commercial Zoning district, on Lot 2, Block 1, Horizon Village Addition, being a 2.181-acre tract located along the north side of Ralph Hall Pkwy east of Horizon Rd (FM 3097), and take any action necessary.

All interested parties are encouraged to attend. Please contact the City of Rockwall Planning and Zoning staff at (972) 771-7745 with any questions.

10/2



City of Rockwall
The New Horizon

Public Notice

The City of Rockwall Planning and Zoning Commission will hold a public hearing on **Tuesday, 10/28/2008 at 6:00 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas and the Rockwall City Council will hold a public hearing on **Monday, 11/3/2008 at 6:00 p.m.** in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

H2008-006: Rockwall Flower Landmark (102 S. Goliad)

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

Email: planning@rockwall.com
Phone: (972) 771-7745
Fax: (972) 771-7748

(please return portion of form below the dotted line)

Case number: H2008-006

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below 26

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 -

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

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APPLICANT: City of Rockwall

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Around the turn of the century (1900) the building was use to house a "Dry Goods" store until it later became a flower shop. The upper story of the building was occupied by the Masonic Lodge from around the turn of the century until the 1960's. O.L. Steger, a Master Mason and Rockwall Historian, estimated that some 5 or 6 thousand men had been made Master Masons on the second floor of 102 S. Goliad.


The subject site is zoned "DT" Downtown district.

In staffs opinion the "Rockwall Flower Shop" is significant to the built environment/architecture and the urban fabric of the City of Rockwall.

Twenty-six (26) notices were sent out to property owners within 200. At the time of this report no notices have been received.

RECOMMENDATIONS:

Staff recommends approval of the Historic Landmark Designation.

1. ESTABLISH LANDMARK NAME, WORK WITH OWNER,
- 

**CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO**

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Around the turn of the century (1900) the building was use to house a "Dry Goods" store until it later became a flower shop. The upper story of the building was occupied by the Masonic Lodge from around the turn of the century until the 1960's. O.L. Steger, a Master Mason and Rockwall Historian, estimated that some 5 or 6 thousand men had been made Master Masons on the second floor of 102 S. Goliad.

The subject site is zoned "DT" Downtown district.

In staffs opinion the "Rockwall Flower Shop" is significant to the built environment/architecture and the urban fabric of the City of Rockwall.

Twenty-six (26) notices were sent out to property owners within 200. At the time of this report one (1) notice in favor has been returned.

RECOMMENDATIONS:

Staff recommends approval of the Historic Landmark Designation.

On 9/18/2008, the Historic Preservation Advisory Board recommended approval of the Landmark Designation for 102 S. Goliad by a vote of 4-0 (Harper & Whitley absent) subject to the following condition:

1. Staff work with the property owner to arrive at a Historic Name for the Landmark Designation prior to the Planning and Zoning Commission public hearing.



City of Rockwall
The New Horizon

Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 9/18/2008 at 6:00 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

H2008-006: Rockwall Flower Landmark (102 S. Goliad)

Hold a public hearing to consider a City initiated request for Historic Landmark designation for the Rockwall Flower Shop located at 102 S. Goliad. The tract is zoned (DT) Downtown and is located outside of the Old Town Rockwall Historic District and identified as a "Contributing Property" within the Downtown Historic & Architectural 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 9/11/2008 to:

Chris Spencer
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
(please return portion of form below the dotted line)

Email: planning@rockwall.com
Phone: (972) 771-7745
Fax: (972) 771-7748

Case number: H2008-006

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below 26

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 -

**CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO**

AGENDA DATE: 10/28/2008

APPLICANT: City of Rockwall

AGENDA ITEM: H2008-006; Rockwall Flower Landmark (102 S. Goliad)

Hold a public hearing to consider a city-initiated request for a Historic Landmark designation for the Rockwall Flower Shop located at 102 S. Goliad. The tract is zoned (DT) Downtown and is located outside of the Old Town Rockwall Historic District and identified as a "Contributing Property" within the Downtown Historic & Architectural Survey.

BACKGROUND INFORMATION:

The building at 102 S. Goliad is listed as a "Contributing" property within the City of Rockwall Downtown Historic and Architectural Survey. The structure, known as the "Rockwall Flower Shop" was constructed in 1893. The building was originally built as the First National Bank. Typical of banks this building is monumental in the town square setting, rising two stories, faced with pressed brick, tightly mortared; and decorative cornices. Its design sends a mighty business message, and yet it honors the scale and quality of the square.

Around the turn of the century (1900) the building was use to house a "Dry Goods" store until it later became a flower shop. The upper story of the building was occupied by the Masonic Lodge from around the turn of the century until the 1960's. O.L. Steger, a Master Mason and Rockwall Historian, estimated that some 5 or 6 thousand men had been made Master Masons on the second floor of 102 S. Goliad.

The subject site is zoned "DT" Downtown district.

In staffs opinion the "Rockwall Flower Shop" is significant to the built environment/architecture and the urban fabric of the City of Rockwall.

Twenty-six (26) notices were sent out to property owners within 200. At the time of this report one (1) notice in favor has been returned.

RECOMMENDATIONS:

Staff recommends approval of the Historic Landmark Designation.

On 9/18/2008, the Historic Preservation Advisory Board recommended approval of the Landmark Designation for 102 S. Goliad by a vote of 4-0 (Harper & Whitley absent) subject to the following condition:

1. Staff work with the property owner to arrive at a Historic Name for the Landmark Designation prior to the Planning and Zoning Commission public hearing.



City of Rockwall
The New Horizon

102 S. Goliad



Guidelines for 102 S. Goliad

The primary goal of a “Landmark” property is to retain and preserve the defining elements of the property. Any repair, rehabilitation or alteration to the exterior of the building, including signage, shall be required to obtain a Certificate of Appropriateness (C of A) from the City of Rockwall Historic Preservation Advisory Board.

Rehabilitation Design Standards

- Changes must be appropriate to the architectural style and character of the building.
- Retain all distinguishing historic materials and architectural features.
- When replacement of missing or deteriorated architectural features is necessary, the replacement must match the original material, in composition, design, color, texture and other visual qualities.
- Replacement of missing exterior architectural features should be based on accurate duplication of original features.
- Exterior changes to the building over time are evidence of the history of that building. These alterations may be considered historic and thus they must be maintained.

- Exterior additions should not damage or alter the essential form and integrity of the building. All changes must be reversible.
- Minimize the effect of modern mechanical and utility functions. For example, do not place utility boxes on top of historic architectural features/details.

Building Store Front

- The existing storefront should be preserved.
- Storefront features should be repaired rather than replaced.
- Remolded storefronts should be restored based on pictorial or physical evidence of the original design.

Maintain Original Materials

- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used.
- The surface cleaning of structures, if appropriate, shall be undertaken in the gentlest means possible.
- Brick and other masonry materials should not be painted.

Building Canopies & Awnings

- Canopy heights must be consistent with heights established historically. When the original height is not known, use the height level with the second floor or other canopies on the block.
- Canopies or Awnings maybe added to the building if physical or pictorial evidence exists.
- Canvas canopies and awnings are preferred to fixed metal or wood awnings.

Individual Building Elements

Doors

- The original storefront doors should be preserved and maintained. If the original door design is unknown, replace with a single light (glass area) door design, not solid panel, decorative doors or any other door based on a different historical style.

Display Windows

- The display windows should be maintained in the same configuration as original.
- Window mullions should match the original material, in composition, design, color, texture and other visual qualities.
- Clear rather than tinted glass should be used for storefronts. If privacy or shade is required, use interior shades or blinds.

Windows

- Window sashes should be preserved, maintained, or repaired according to size, number and arrangement of lights materials and decorative detailing.
- Windows should be visible, not concealed, enclosed or covered.

- Clear rather than tinted glass should be used for storefronts. If privacy or shade is required, use interior shades or blinds.

Cornices

- The original cornice should be visible, not concealed or covered with modern materials.

Architectural Features/Details

- Architectural features and details should not be removed or concealed.
- Replace missing architectural features.
- Decorative architectural features should not be added where none existed.

Mechanical Systems

- Mechanical systems, such as heating and air condition units, electrical connections, and exterior stairs should be located so that street visibility is minimal.

Signage

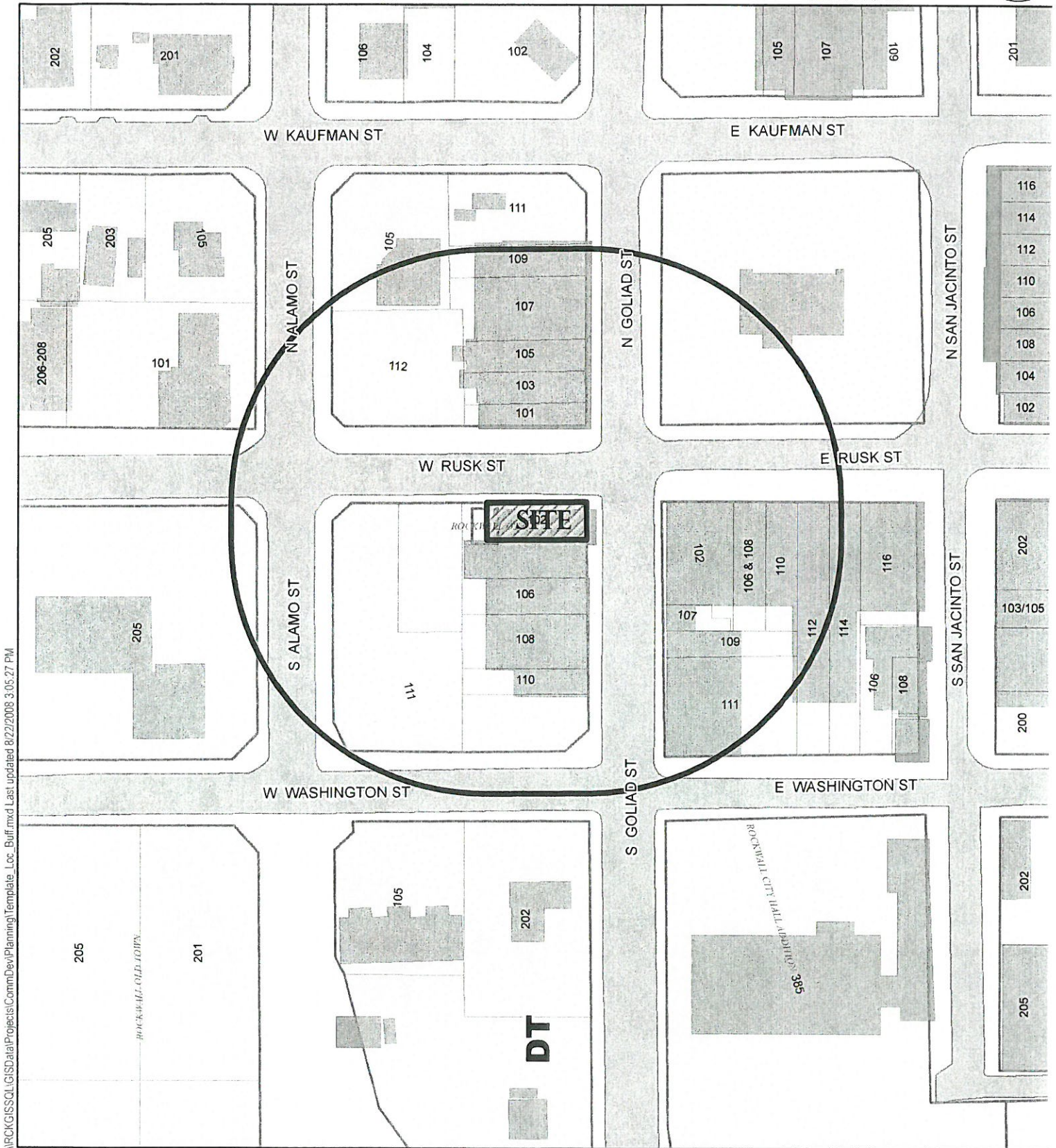
- Signage must be proportional to its placement on the building.
- Representational designs that reflect the business use or product advertised are encouraged.
- All signs must complement the historic character of the building.
- Signs must not obscure architectural features of a building.
- Internally lit signs, flashing signs, and neon signs are not permitted.

Murals

- Murals are not permitted on the front façade.
- The Historic Preservation Advisory Board may consider murals on secondary building facades.
- An accurate color rendering of the proposed mural must be presented to the Historic Preservation Advisory Board.

Legend

 Subject Property

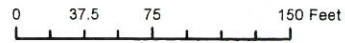


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**H2008-006 Landmark
Rockwall Flower Shop
102 S. Goliad**

August 26, 2008



CITY OF ROCKWALL DEPARTMENT OF PLANNING AND ZONING

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

City of Rockwall
 Downtown Historic Square Architectural Survey
 Property Overview

Address	<u>102 S Goliad</u>	Property Name	<u>First National Bank</u>
Block / Lot	<u>BLOCK N, LOT PT OF 1 & 2, ACRES .064</u>	<i>Source</i>	<u>Downtown Rockwall Walking Tour</u>
Neighborhood	<u>Rockwall Downtown Historic Square</u>	Business Name	<u>ROCKWALL FLOWER SHOP</u>
Est. Date	<u>c. 1893</u>	<i>Source</i>	<u>City of Rockwall</u>
Source	<u></u>		

Property Designations			
National Register of Historic Places:	no	City of Rockwall Landmark:	no
National Historic Landmark:	no	City of Rockwall Conservation District:	no
Recorded Texas Historic Landmark:	no	City of Rockwall Historic District:	no
State Archeological Landmark:	no	HABS/HAER:	no
Texas Historical Marker:	no	Other:	no

Contributing/Non-contributing contributing
Historic Integrity Y

Additional Information:

This building originally housed First National Bank. It served as a dry goods store for more than 50 years until Anne Boyer's Flower Shop moved in. The upstairs was occupied by the Masonic Lodge from the turn of the century until mid-1960s when they purchased the building next door. Historic photographs show large decorative stone orbs embellishing the roof line.



Surveyor K Seale

Date Surveyed 08/25/07

City of Rockwall
Downtown Historic Square Architectural Survey
Property Description

Address: 102 S Goliad
Building Type: Two-Part Vertical Block
Style: Italianate
Original Use: Commercial
Current Use: Commercial

Main Building

Emphasis: Vertical
Façade: Symmetrical
of Stories: 2
of Bays: 3
Plan: Rectangle: short facade

Roof

Materials: Tar (built-up)
Form: Flat
Special Shapes: None
Decorative Upper Facade: Corbelled cornice

Exterior

Dominant Wall Surface: Brick: red
Exterior Accents: Belt course

Principal Windows

Sashes: Wood
Opening: Single/Double-hung
Description: Display window
Surround: Arched

Notes

Two-story rectangular brick building with corbelled cornice at parapet. Parapet conceals flat roof. Brick pilasters divide three bays. Second story windows segmentally arches and with string hood moulding. Corbelled beltcourse. Recessed entrance bay flanked by cast iron columns.

Spencer, Chris

From: Hampton, Michael on behalf of Planning
Sent: Monday, September 15, 2008 8:38 AM
To: Spencer, Chris
Subject: FW: H2008-006

fyi

MICHAEL HAMPTON, AICP
PLANNING & ZONING MANAGER
CITY OF ROCKWALL
(972) 771-7745
MHAMPTON@ROCKWALL.COM

From: art@blacketergallery.com [mailto:art@blacketergallery.com]
Sent: Saturday, September 13, 2008 11:40 AM
To: Planning
Subject: H2008-006

Dear Chris,

I would be honored to have our building at 102 South Goliad designated as a Historic Landmark. We have spent 2 years and many thousands of dollars restoring the building. During that effort we tried to utilize and reuse every single board removed during the restoration process. When we needed to add new lumber and hardware, we bought as much as possible from antique shops and other old structures, in an effort to make the building appear as original as possible. Also, we were very proud to find that the walkway running along the north side of the building was constructed using stones from the original 'rock wall'. However, we added central heat and air, thermal windows and a new highly insulated roof, which are obviously not original. Otherwise, we are extremely proud of the building and enjoy 'showing it off', especially to long time residents, to whom the building bears many fond remembrances. We feel that the building is a local treasure.

Larry Blacketer
Owner

CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE: 11/3/2008

APPLICANT: City of Rockwall

AGENDA ITEM: H2008-006; Rockwall Flower Landmark (102 S. Goliad)

Hold a public hearing to consider a city-initiated request for a Historic Landmark designation for the Rockwall Flower Shop located at 102 S. Goliad. The tract is zoned (DT) Downtown and is located outside of the Old Town Rockwall Historic District and identified as a "Contributing Property" within the Downtown Historic & Architectural Survey.

BACKGROUND INFORMATION:

The building at 102 S. Goliad is listed as a "Contributing" property within the City of Rockwall Downtown Historic and Architectural Survey. The structure, known as the "Rockwall Flower Shop" was constructed in 1893. The building was originally built as the First National Bank. Typical of banks this building is monumental in the town square setting, rising two stories, faced with pressed brick, tightly mortared; and decorative cornices. Its design sends a mighty business message, and yet it honors the scale and quality of the square.

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The subject site is zoned "DT" Downtown district.

In staffs opinion the "Rockwall Flower Shop" is significant to the built environment/architecture and the urban fabric of the City of Rockwall.

Twenty-six (26) notices were sent out to property owners within 200. At the time of this report one (1) notice in favor has been returned.

RECOMMENDATIONS:

Staff recommends approval of the Historic Landmark Designation.

On 9/18/2008, the Historic Preservation Advisory Board recommended approval of the Landmark Designation for 102 S. Goliad by a vote of 4-0 (Harper & Whitley absent) subject to the following condition:

1. Staff work with the property owner to arrive at a Historic Name for the Landmark Designation prior to the Planning and Zoning Commission public hearing.

On 10/28/08 the Planning and Zoning Commission recommended approval of the Landmark Designation for 102 S. Goliad by a vote of 6-0 (Buchanan Absent) subject to the following condition:

1. The Landmark Name for 102 S. Goliad be known as the "**Heath-Jones Mercantile**".

City of Rockwall
Downtown Historic Square Architectural Survey
Property Overview

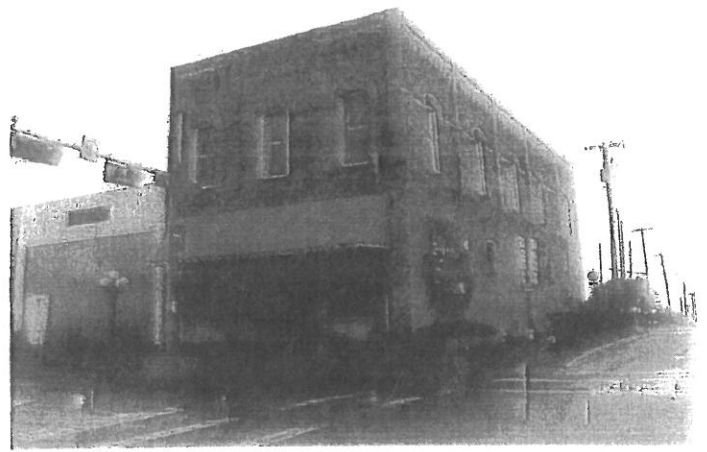
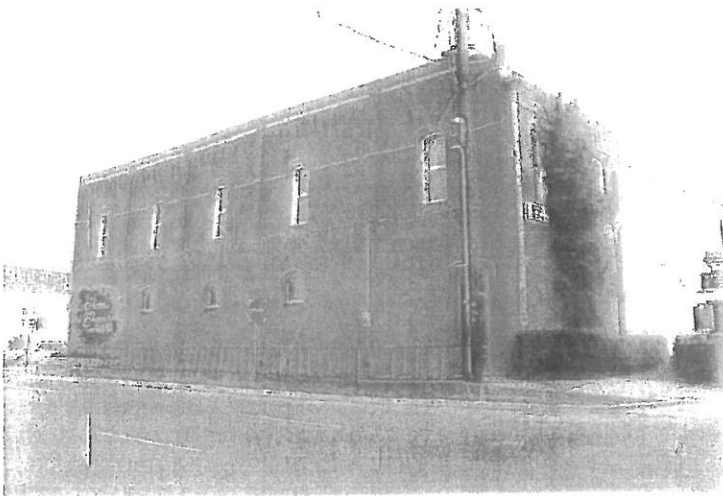
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Additional Information:

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Surveyor K Seale

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City of Rockwall
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Building Type: Two-Part Vertical Block
Style: Italianate
Original Use: Commercial
Current Use: Commercial

Main Building

Emphasis: Vertical
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Plan: Rectangle: short facade

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Special Shapes: None
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Principal Windows

Sashes: Wood
Opening: Single/Double-hung
Description: Display window
Surround: Arched

Notes

Two-story rectangular brick building with corbelled cornice at parapet. Parapet conceals flat roof. Brick pilasters divide three bays. Second story windows segmentally arched and with string hood moulding. Corbelled beltcourse. Recessed entrance bay flanked by cast iron columns.

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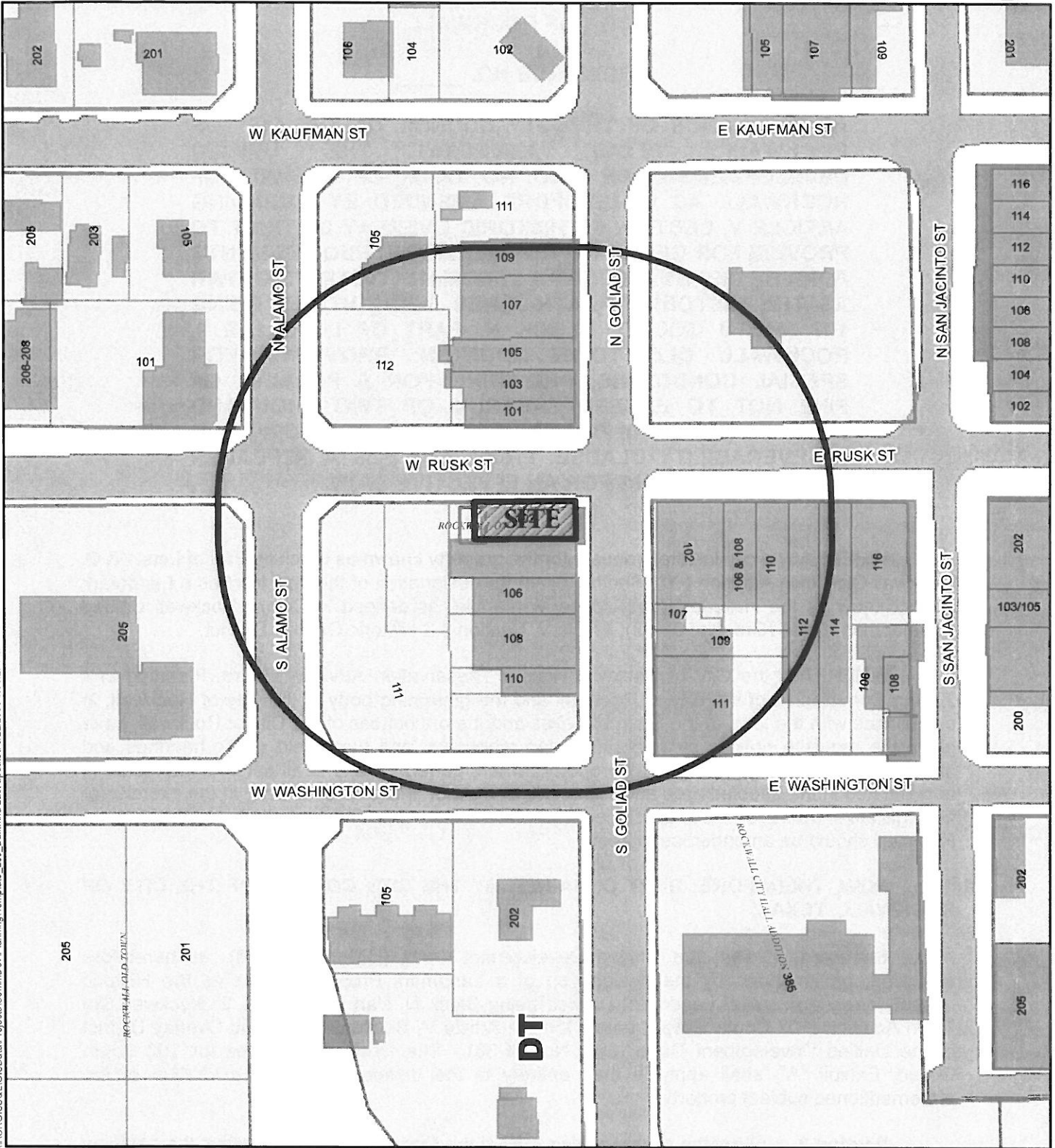
MICHAEL HAMPTON, AICP
PLANNING & ZONING MANAGER
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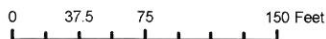


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**H2008-006 Landmark
 Rockwall Flower Shop
 102 S. Goliad**

August 26, 2008



CITY OF ROCKWALL DEPARTMENT OF PLANNING AND ZONING

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CITY OF ROCKWALL

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (ORD. NO. 04-38) OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED BY AMENDING ARTICLE V, SECTION 6.2 HISTORIC OVERLAY DISTRICT TO PROVIDE FOR GENERAL PROVISIONS AND REQUIREMENTS FOR THE DESIGNATION OF A LANDMARK DISTRICT KNOWN AS THE HISTORIC "HEATH-JONES MERCANTILE", BEING 102 SOUTH GOLIAD, BLOCK N, PART OF LOTS 1 & 2, ROCKWALL OLD TOWN ADDITION; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a city initiated request for the property known as Block N, Part of Lots 1 & 2, Rockwall Old Town Addition (102 South Goliad) for designation of the said tract as a Landmark District know as the Historic "Heath-Jones Mercantile" as defined in City of Rockwall Unified Development Code (Ord. No. 04-38); Article V, Section 6.2 Historic Overlay District;

WHEREAS, the City of Rockwall Historic Preservation Advisory Board, Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Unified Development Code (Ord. No. 04-38), as heretofore amended, be amended by the designation of a Landmark Property known as the Historic "Heath-Jones Mercantile" Landmark District, being Block N, Part of Lots 1 & 2, Rockwall Old Town Addition (102 South Goliad) as set forth in Article V, Section 6.2 Historic Overlay District of the Unified Development Code (Ord. No. 04-38). The Design Guidelines for 102 South Goliad; Exhibit "A", shall apply in their entirety to the development and restoration of the aforementioned subject property.

Section 2. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 5. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this ___ day of _____, 2008.

William R. Cecil, Mayor

ATTEST:

Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: _____

2nd Reading: _____

Exhibit “A”



City of Rockwall
The New Horizon

Design Guidelines 102 South Goliad



Guidelines for 102 S. Goliad

The primary goal of a “Landmark” property is to retain and preserve the defining elements of the property. Any repair, rehabilitation or alteration to the exterior of the building, including signage, shall be required to obtain a Certificate of Appropriateness (C of A) from the City of Rockwall Historic Preservation Advisory Board.

Rehabilitation Design Standards

- Changes must be appropriate to the architectural style and character of the building.
- Retain all distinguishing historic materials and architectural features.
- When replacement of missing or deteriorated architectural features is necessary, the replacement must match the original material, in composition, design, color, texture and other visual qualities.
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- Minimize the effect of modern mechanical and utility functions. For example, do not place utility boxes on top of historic architectural features/details.

Building Store Front

- The existing storefront should be preserved.
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- Remolded storefronts should be restored based on pictorial or physical evidence of the original design.

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- The surface cleaning of structures, if appropriate, shall be undertaken in the gentlest means possible.
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- Canopies or Awnings maybe added to the building if physical or pictorial evidence exists.
- Canvas canopies and awnings are preferred to fixed metal or wood awnings.

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- Window mullions should match the original material, in composition, design, color, texture and other visual qualities.
- Clear rather than tinted glass should be used for storefronts. If privacy or shade is required, use interior shades or blinds.

Windows

- Window sashes should be preserved, maintained, or repaired according to size, number and arrangement of lights materials and decorative detailing.
- Windows should be visible, not concealed, enclosed or covered.
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Cornices

- The original cornice should be visible, not concealed or covered with modern materials.

Architectural Features/Details

- Architectural features and details should not be removed or concealed.
- Replace missing architectural features.
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- Mechanical systems, such as heating and air condition units, electrical connections, and exterior stairs should be located so that street visibility is minimal.

Signage

- Signage must be proportional to its placement on the building.
- Representational designs that reflect the business use or product advertised are encouraged.
- All signs must complement the historic character of the building.
- Signs must not obscure architectural features of a building.
- Internally lit signs, flashing signs, and neon signs are not permitted.

Murals

- Murals are not permitted on the front façade.
- The Historic Preservation Advisory Board may consider murals on secondary building facades.
- An accurate color rendering of the proposed mural must be presented to the Historic Preservation Advisory Board.

CITY OF ROCKWALL

6-0 ✓

ORDINANCE NO. 08-63

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (ORD. NO. 04-38) OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED BY AMENDING ARTICLE V, SECTION 6.2 HISTORIC OVERLAY DISTRICT, TO PROVIDE FOR GENERAL PROVISIONS AND REQUIREMENTS FOR THE DESIGNATION OF A LANDMARK DISTRICT KNOWN AS THE HISTORIC "HEATH-JONES MERCANTILE", LOCATED AT 102 SOUTH GOLIAD AND DESCRIBED AS BLOCK N, PART OF LOTS 1 & 2, ROCKWALL OLD TOWN ADDITION; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has initiated a request for designation of the property located at 102 South Goliad and known as Block N, Part of Lots 1 & 2, Rockwall Old Town Addition, as a Landmark District known as the Historic "Heath-Jones Mercantile," in accordance with the City of Rockwall Unified Development Code; Article V, Section 6.2 Historic Overlay District; and

WHEREAS, the City of Rockwall Historic Preservation Advisory Board, Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Unified Development Code, as heretofore amended, be amended by the designation of the Historic "Heath-Jones Mercantile" Landmark District, located at 102 South Goliad and described as Block N, Part of Lots 1 & 2, Rockwall Old Town Addition, as set forth in Article V, Section 6.2 Historic Overlay District of the Unified Development Code (Ord. No. 04-38). The Design Guidelines for 102 South Goliad, Exhibit "A", shall apply in their entirety to the development and restoration of the aforementioned subject property.

Section 2. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

Section 5. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 17th day of November, 2008.

William R. Cecil, Mayor

ATTEST:

Kristy Ashberry, City Secretary

APPROVED AS TO FORM:

Pete Eckert, City Attorney

1st Reading: 11-03-08

2nd Reading: 11-17-08

Exhibit “A”



City of Rockwall
The New Horizon

Design Guidelines 102 South Goliad



Guidelines for 102 S. Goliad

The primary goal of a “Landmark” property is to retain and preserve the defining elements of the property. Any repair, rehabilitation or alteration to the exterior of the building, including signage, shall be required to obtain a Certificate of Appropriateness (C of A) from the City of Rockwall Historic Preservation Advisory Board.

Rehabilitation Design Standards

- Changes must be appropriate to the architectural style and character of the building.
- Retain all distinguishing historic materials and architectural features.
- When replacement of missing or deteriorated architectural features is necessary, the replacement must match the original material, in composition, design, color, texture and other visual qualities.
- Replacement of missing exterior architectural features should be based on accurate duplication of original features.

- Exterior changes to the building over time are evidence of the history of that building. These alterations may be considered historic and thus they must be maintained.
- Exterior additions should not damage or alter the essential form and integrity of the building. All changes must be reversible.
- Minimize the effect of modern mechanical and utility functions. For example, do not place utility boxes on top of historic architectural features/details.

Building Store Front

- The existing storefront should be preserved.
- Storefront features should be repaired rather than replaced.
- Remolded storefronts should be restored based on pictorial or physical evidence of the original design.

Maintain Original Materials

- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used.
- The surface cleaning of structures, if appropriate, shall be undertaken in the gentlest means possible.
- Brick and other masonry materials should not be painted.

Building Canopies & Awnings

- Canopy heights must be consistent with heights established historically. When the original height is not known, use the height level with the second floor or other canopies on the block.
- Canopies or Awnings maybe added to the building if physical or pictorial evidence exists.
- Canvas canopies and awnings are preferred to fixed metal or wood awnings.

Individual Building Elements

Doors

- The original storefront doors should be preserved and maintained. If the original door design is unknown, replace with a single light (glass area) door design, not solid panel, decorative doors or any other door based on a different historical style.

Display Windows

- The display windows should be maintained in the same configuration as original.
- Window mullions should match the original material, in composition, design, color, texture and other visual qualities.
- Clear rather than tinted glass should be used for storefronts. If privacy or shade is required, use interior shades or blinds.

Windows

- Window sashes should be preserved, maintained, or repaired according to size, number and arrangement of lights materials and decorative detailing.
- Windows should be visible, not concealed, enclosed or covered.
- Clear rather than tinted glass should be used for storefronts. If privacy or shade is required, use interior shades or blinds.

Cornices

- The original cornice should be visible, not concealed or covered with modern materials.

Architectural Features/Details

- Architectural features and details should not be removed or concealed.
- Replace missing architectural features.
- Decorative architectural features should not be added where none existed.

Mechanical Systems

- Mechanical systems, such as heating and air condition units, electrical connections, and exterior stairs should be located so that street visibility is minimal.

Signage

- Signage must be proportional to its placement on the building.
- Representational designs that reflect the business use or product advertised are encouraged.
- All signs must complement the historic character of the building.
- Signs must not obscure architectural features of a building.
- Internally lit signs, flashing signs, and neon signs are not permitted.

Murals

- Murals are not permitted on the front façade.
- The Historic Preservation Advisory Board may consider murals on secondary building facades.
- An accurate color rendering of the proposed mural must be presented to the Historic Preservation Advisory Board.



City of Rockwall
The New Horizon

11/18/2008

BLACKETER, LARRY & FAY
P O BOX 472964
GARLAND, TX 75047

RE: H2008-006, Rockwall Flower Landmark (102 S. Goliad)
Project Type: HISTORIC (Designation)

Dear Property Owner:

This letter serves to notify you that the above referenced case was approved by City Council on 11/17/2008 via **Ordinance No.08-63**. The following is a record of all recommendations, voting records and conditions of approval:

Staff recommends approval of the Historic Landmark Designation.

On 9/18/2008, the Historic Preservation Advisory Board recommended approval of the Landmark Designation for 102 S. Goliad by a vote of 4-0 (Harper & Whitley absent) subject to the following condition:

Staff work with the property owner to arrive at a Historic Name for the Landmark Designation prior to the Planning and Zoning Commission public hearing.

On 10/28/08 the Planning and Zoning Commission recommended approval of the Landmark Designation for 102 S. Goliad by a vote of 6-0 (Buchanan Absent) subject to the following condition:

The Landmark Name for 102 S. Goliad be known as the "Heath-Jones Mercantile".

On 11/3/08 the City Council approved the Landmark Designation for 102 S. Goliad by a vote of 7-0 subject to the Planning and Zoning Commission's recommendation. (1st Reading)

On 11/17/08 the City Council approved the Landmark Designation for 102 S. Goliad by a vote of 6-0 subject to the Planning and Zoning Commission's recommendation (Nielsen Absent). (2nd Reading)

Please contact the City of Rockwall Planning staff at (972) 771-7745 with any questions or concerns regarding this matter.

Sincerely yours,

Chris Spencer

CITY OF ROCKWALL

ORDINANCE NO. 08-63

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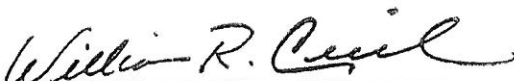
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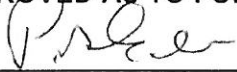
William R. Cecil, Mayor

ATTEST:



Kristy Ashberry, City Secretary

APPROVED AS TO FORM:



Pete Eckert, City Attorney



1st Reading: 11-03-08

2nd Reading: 11-17-08

Exhibit "A"



City of Rockwall
The New Horizon

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Spencer, Chris

From: Hampton, Michael on behalf of Planning
Sent: Friday, September 19, 2008 5:56 PM
To: Spencer, Chris
Subject: FW: Building Designation 102 South Goliad

MICHAEL HAMPTON, AICP
PLANNING & ZONING MANAGER
CITY OF ROCKWALL
(972) 771-7745
MHAMPTON@ROCKWALL.COM

From: art@blacketertgallery.com [<mailto:art@blacketertgallery.com>]
Sent: Friday, September 19, 2008 2:36 PM
To: Planning
Subject: Building Designation 102 South Goliad

Hello Chris,

As I was listening to your description of our building last evening, I was somewhat concerned that there seems to be some discrepancy in the history of the building. I was not aware of that discrepancy until the meeting and did not have proper documentation with me to address the P & Z panel.

According to the records maintained in a published book, a copy of which is in the possession of the Masonic Lodge, our building was originally built by the Heath Family in the late 1800's. Mr. Heath was a devout Mason, so the upper floor of the building was built to house the Masonic Lodge. Historic Photos of the Masons during that time period still exist and are printed in that book. Prior to our restoration efforts, the upper floor was still configured as a meeting hall for the Masons complete with kitchen, restroom, sign-in desk etc. The downstairs was originally built for and designated as the Heath Drug Store. I think we still have three of the original display cabinets used in the store. We restored them and are using them in our boutique. During the time it was a drug store, the mural on the north side of the building was actually a Coca Cola sign. Many 'old-timers' in the area remember that sign. I have been in contact with the Coca Cola Company in an effort to restore the sign. Before the Heath family occupied the building, it temporarily housed the Rockwall School while a new school house was being built (late 1800's. Perhaps this information can be corroborated somewhere is the history of Rockwall ISD). Additionally, (according to Ken Jones) the sidewalk running along the North Side of the building is constructed of stones from the actual 'rock wall'. During Ken Jones tenure as mayor, plans were made to replace the walkway with a more modern sidewalk. A long time lawyer on the square brought that fact to the city's attention and said that he would bring a suit against the city, if necessary, in an effort save the walkway as originally built. So, as you can see, the building has considerable historical significance, albeit not as your records would indicate.

However, the building directly across Rusk Street from our building, (101 North Goliad where Square Market is located) was originally a bank building. When we were reconfiguring it to house our Galleries of Towne Square, we utilized the old original vault as a kitchen/storeroom. Right outside the vault, the structure inside the walls contained openings, probably used as tellers windows. It appears that the information you have connected to our building actually fits/pertains to *that* building. Perhaps you would want to consider all three buildings as historic landmarks.

I am indeed sorry if this information negates or causes problems in designating our building as a historic landmark. I am also indeed sorry that I did not have that information last evening. I was caught off guard and was somewhat speechless regarding the matter.

Please feel free to contact me if you wish to further this conversation. Also, please feel free to forward this to other interested parties as you see fit.

Sincerely,
Larry Blacketer



City of Rockwall
The New Horizon

Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 9/18/2008 at 6:00 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

H2008-006: Rockwall Flower Landmark (102 S. Goliad)

Hold a public hearing to consider a city-initiated request for a Historic Landmark designation for the Rockwall Flower Shop located at 102 S. Goliad. The tract is zoned (DT) Downtown and is located outside of the Old Town Rockwall Historic District and identified as a "Contributing Property" within the Downtown Historic & Architectural 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 10/8/2008 to:

Chris Spencer
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087
(please return portion of form below the dotted line)

Email: planning@rockwall.com
Phone: (972) 771-7745
Fax: (972) 771-7748

Case number: H2008-006

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below 26

I am opposed to the request for the reasons listed below

Your Name: Kerry Smith

Rockwall Property Address: 109 N. Goliad Rockwall TX 75087

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