

- EXHIBIT (2) -

OLD TOWN ROCKWALL HISTORIC DISTRICT - Certificate of Appropriateness - Application

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

Address of Property: _____ (address or legal description)				
<u>Street Address</u> <u>Rockwall</u> <u>City</u>	<u>Texas</u> <u>State</u>	<u>75087</u> <u>Zip Code</u>	<u>Rockwall</u> <u>County</u>	
Name of Property, If Applicable: <u>CANDLELIGHT LANDINGS</u> (name of Structure or Addition name)				
Has the building been moved? No <input checked="" type="checkbox"/> Yes _____ 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>LARRY BLACKETER</u> Street Address: <u>1602 MAYFIELD</u> <u>GARLAND</u> <u>TX</u> <u>75041</u> <u>DALLAS</u> <u>972 278 8800</u> <u>City</u> <u>State</u> <u>Zip</u> <u>County</u> <u>Telephone Number</u>				
Authorized Contact: <u>SAME</u> Street Address: _____ (if different from Owner)				
<u>City</u>	<u>State</u>	<u>Zip</u>	<u>County</u>	<u>Telephone Number</u>
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.):				
Owner's Signature <u>Larry Blacketer</u>		City of Rockwall Use Only:	<u>H2011-001</u> H2000	
			Project Number	



City of Rockwall
The New Horizon

CITY OF ROCKWALL & COMMUNITY BANK
FAÇADE & SIGN REIMBURSEMENT
GRANT PROGRAM APPLICATION

Return completed application along with all necessary attachments to City Hall, Main Street, 385 S. Goliad, by the last day of the month for departmental review prior to the regularly scheduled Main Street Advisory Board occurring the third Tuesday of each month. For questions regarding the application process please contact the Main Street Manager at 972.772.6400. For questions regarding historic preservation please contact the Planning & Zoning Department at 972.771.7745. For questions regarding building and sign permitting please contact 972.771.7709.

Applicant Name LARRY BLACKETER / JANICE REYES Date 18 NOV 10

Business Name CANDLELIGHT-LAMPPOSTS / AMANTE TOO

Full Mailing Address 102 SO. GOLIAD, ROCKWALL TX 75087

Contact Phone 972 278 8800 Email larryblacketer@att.net

Building Owner Name (if different from applicant) _____

Historical/Current Building Name HEATH JONES MERCANTILE / CANDLELIGHT-LAMPPOSTS

Physical Building Address 102 SO. GOLIAD, ROCKWALL TX 75087

Type of Work (check all that apply) Sign Paint Awning/Canopy Lighting
 Uncovering/Replacing Windows Door Replacement Masonry Cleaning/Paint Removal

Other _____

Details of Planned Improvements for Façade & Sign Reimbursement Grant (attach sheets if necessary)

4 SIGNS @ 86 = 344 LIGHT INST 215

2 AWN @ 639 = 1278 REAR DOOR 225

4 LIGHT @ 50 = 217

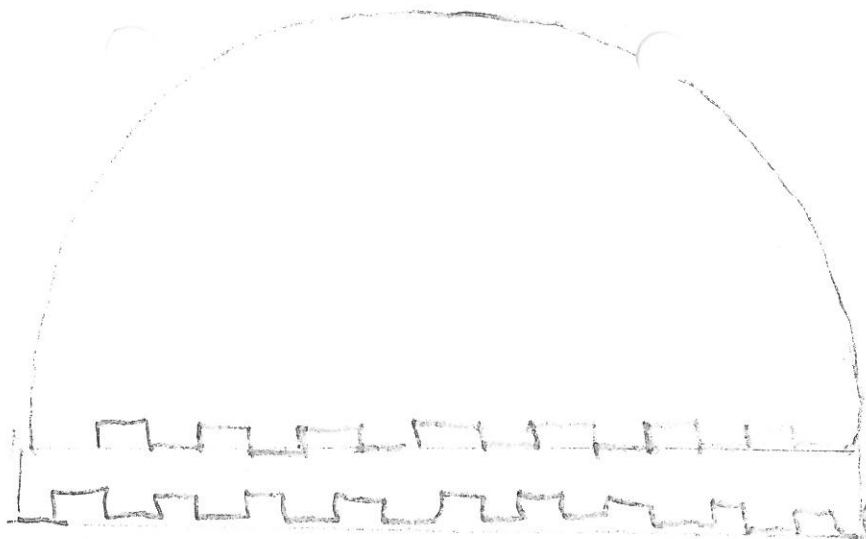
List Contractor & Attach Project Proposals & Total Amounts _____

Total Cost of Proposed Façade And/Or Sign Grant Project \$ 2279

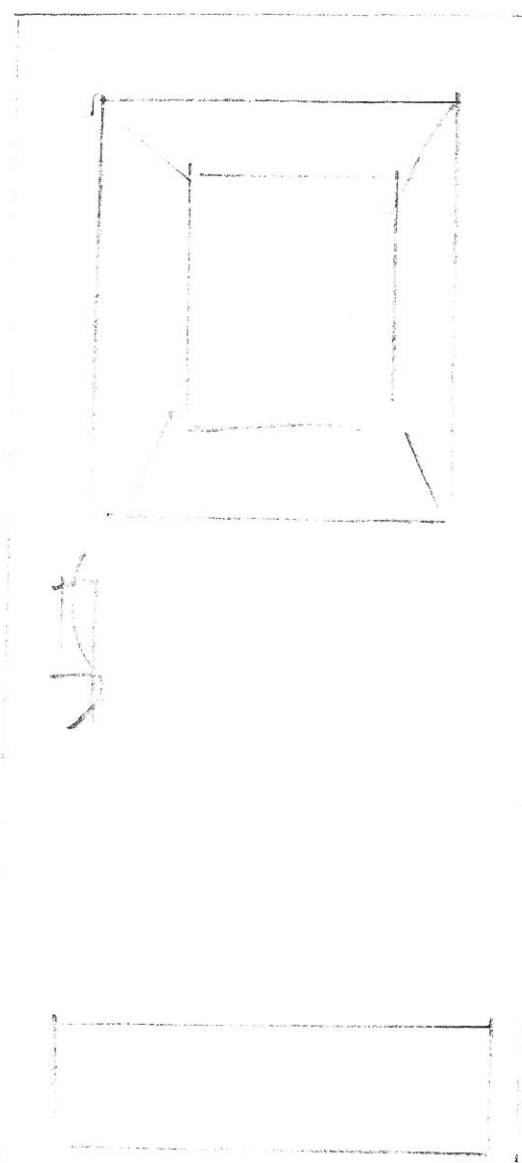
Amount of Façade And/Or Sign Grant Requested 1139.50

L Blacketer 8 DEC 10
Applicant's Signature Date

A community partnership between Rockwall Main Street and Community Bank of Rockwall.



Frison
FRISON



Alante too
ALANTE TOO

Golden, Bethany

From: Larry Blacketer [larryblacketer@att.net]
Sent: Wednesday, December 15, 2010 1:55 PM
To: Golden, Bethany
Subject: Re: Facade Grant

Hi Bethany,

We found the signage at a dealer at Canton. He will make them for us at \$85+ tax each. We will buy them there and then install them ourselves. The lights are \$99.95+ tax per pair. We will buy them at East Fork Mall in Forney and install them ourselves. The additional lighting moneys are for electrical supplies from Home Depot required to install the lights. The back door was located in our Men's Rest Room and was stationary and unused. Ron Austin had an antique leaded glass window which we purchased from him for \$100. We had a carpenter, David Ward, install the glass in the existing back door frame for which he charged \$125. We still need to purchase and install hardware and security in order to make it a viable entry.

As you can see, we have no actual written quotes other than for the two awnings. Since I will be buying the products and doing a large percentage of the work myself, I don't know how to present actual quotes. I have not included any costs for my time or travel. If you need further clarification, let me know. Although this is a rather unorthodox type of submission, hopefully, you can make it work.

Once again, my sincerest thanks for all you are doing for our Town Square. You're the best!
LarryBee

FA# 972-722-2780 SALES ORDER

CLANTON'S QUALITY AWNING CO.
 "THE CANVAS PROFESSIONALS"
 4612 S. BUCKNER BLVD.
 DALLAS, TEXAS 75227
 (214) 521-0424
 (214) 388-5444

SOLD TO: Candle Light + Lamp Post DATE: 3-4-10

ADDRESS: 102 So Colina Rockwall 75087

HOME: _____ WORK: _____ MOBILE: _____

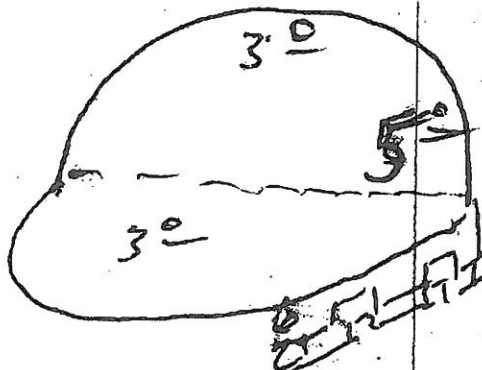
INSTALL AT: _____

MAPSCO: _____ DEPOSITS: _____ BALANCE: _____

FRAME NAME NONE WELDED STANDARD CIRCULAR	VALANCE TYPE TASSELS - LGTH	HEADER HEIGHT FRONT BAR HT.	MATERIAL COLOR STYLE	TACK FLAP	WINGS? YES NO DRAPES? YES NO	TRUSS ON FRAME? YES NO SIZE
TYPE HEADER TRAILER MOLD HEAD ROD LACE	HEADER LOCATION	TYPE OF WALL BRICK WOOD <u>STYROFOAM</u>	HEADER BOARD REQUIRED? YES NO	AWNING LOCATIONS N E S W	PAINT UPRIGHT YES NO COLOR:	WINDOW DOOR PATIO

4622 Body
4683 Trim

SKETCH OR DRAWING (NOT TO SCALE)



Back Door
No Side

Shrub

\$ 590.⁰⁰
 Lab 48.68

 638.68

This order is sold subject to acceptance by Clanton's Quality Awning Co. ("CQA"), and to the terms and conditions on the reverse side, which purchaser acknowledges and has read; and contains the entire agreement. No other terms or promises shall be recognized or binding. The undersigned Purchaser agrees to purchase the above described merchandise at the price and terms stipulated.

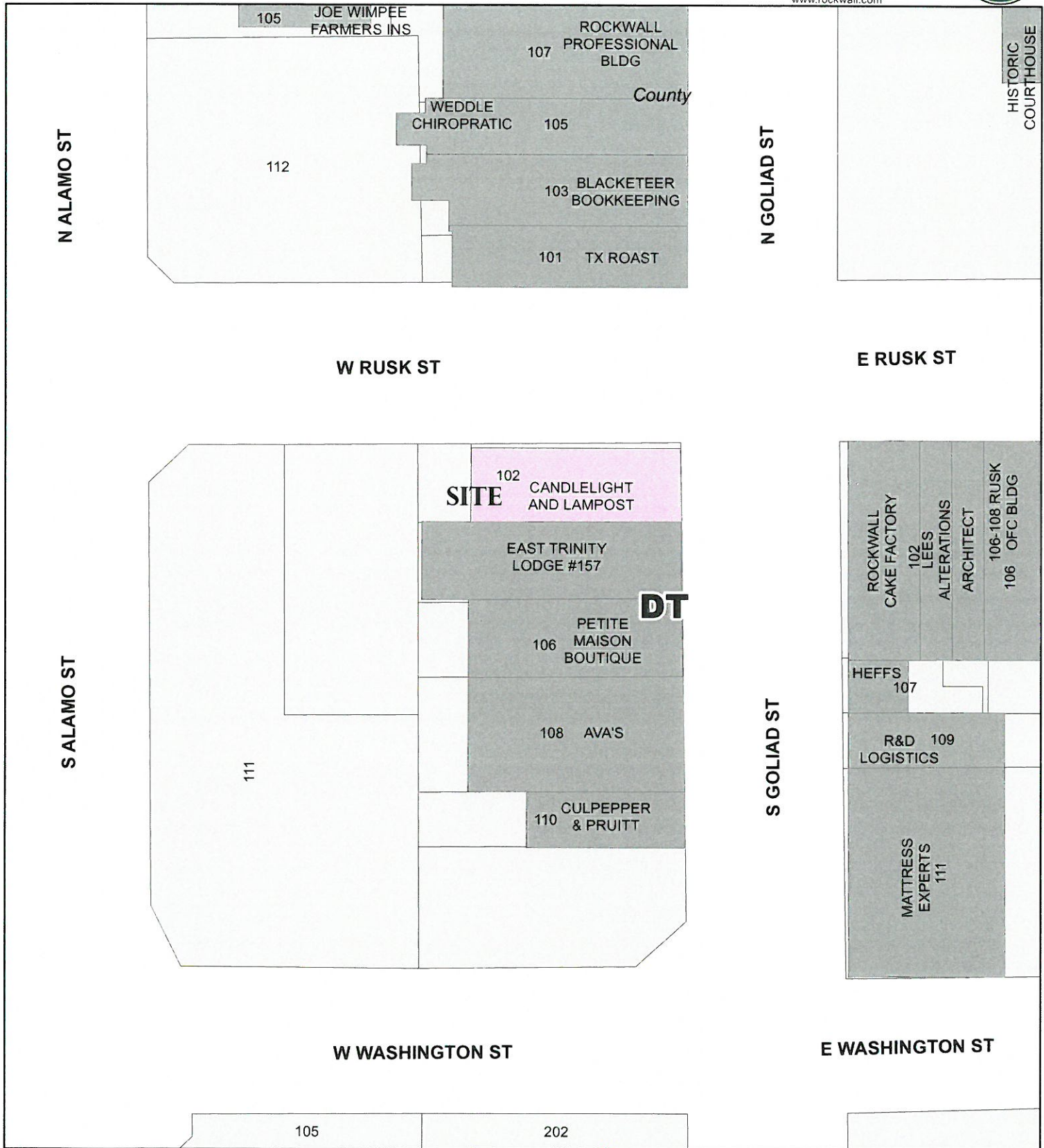
Accepted By: _____ Purchaser's Signature: [Signature]
 Date: _____ Salesman: [Signature]



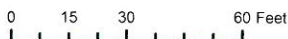
NOV 9 2004

Legend

 Subject Property



H2011-001 - C of A
102 S Goliad St
Heath - Jones Mercantile



January 19, 2011

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
Historic Preservation Advisory Board Memo

AGENDA DATE: 1/20/2011

APPLICANT: Larry Blacketer

AGENDA ITEM: H2011-001; Heath Jones Mercantile (CofA)

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Larry Blacketer for the installation of a canopy, light fixtures, signage and door to the rear facade of the main structure located at 102 S. Goliad St. (Rockwall O T, Block N, Lot PT of 1 & 2, Acres .064). The tract is zoned "DT" Downtown District and is designated as a "Landmark Property."

BACKGROUND INFORMATION:

Larry Blacketer, owner of Candlelight and Lamposts, is requesting approval of a Certificate of Approval to install some improvements to the rear façade of his building located at 102 S. Goliad. This building is a "Historic Landmarked Property" which was established in 2008 and designated as the "Heath-Jones Mercantile". The structure, known as the "Rockwall Flower Shop" for many years, was constructed in 1893. This building is recognized as a highly significant historic structure within the Downtown District.

The applicant has indicated the improvements to the rear façade will include the following:

- An awning canopy installed over the rear entry door with dimensions of 6 feet in height and 5 feet in width
- Installation of a door that is existing within the building with the addition of a leaded glass panel
- Installation of 2 painted metal signs attached to the rear façade on either side of the entry doorway
- Installation of two accent lighting fixtures on either side of the entry doorway

This landmarked property also includes its own set of design standards that were established at its designation. We have included those with this memo for the Board's review. The standards address the storefront with regard to doorways and canopies but not necessarily the rear of the building. However, these design standards should be considered for any improvements to façade of the building. As the standards state, the canopy heights must be consistent with heights established historically. The standards also that canvas canopies and awnings are preferred to fixed metal or wood awnings. We currently do not have historic photos of the rear of the building but based on the

existing canopy on front of the store, a similar height should be held to on the rear of the building. The applicant is replacing the rear door with an existing door from within the building and utilizing a single leaded glass panel as the standards recommend for replacement. The applicant is also installing two small identification signs under the canopy at the rear entry. The standards state that signs must be proportional to their placement on the building. These signs will meet the proportional criteria on this façade. Finally, the applicant wishes to install accent lighting which expresses the thematic symbol of the business and provides a lighted entry way. These lighting fixtures are removable and don't represent any permanent façade changes.

RECOMMENDATIONS:

Staff feels that these improvements are in keeping with the historic character of this landmarked building and recommend approval of the Certificate of Appropriateness.

CITY OF ROCKWALL

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.



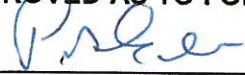
William R. Cecil, Mayor

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.



et of 2)

Finish

r Beveled Glass

9.84 in. x Extension 6.5 in.
ght 18.11 in.

25 cm x Extension 16,5 cm
ght 46 cm

1-100 Watt Medium
Base Bulb per
Fixture Required
(not included)

HIGH QUALITY
DESIGNER LIGHTING



JAN 14 2011



*Atlante'
Too
Salon*

JAN 14 2011

*Atlante
Too
Salon*

JAN 14 2011



City of Rockwall
The New Horizon

1/31/2011

Larry Blacketer
Historic Landmark Property
102 S Goliad St.
ROCKWALL, TX 75087

RE: H2011-001
Heath Jones Mercantile (CofA)
Project Type: HISTORIC (C OF A)

Dear Applicant:

This letter serves to notify you that the above referenced case that you (or the organization that you represent) submitted before the City of Rockwall was approved by the Historic Preservation Advisory Board on 01/27/2011. The following is a record of all recommendations, voting records and conditions of approval:

Staff feels that these improvements are in keeping with the historic character of this landmarked building and recommend approval of the Certificate of Appropriateness.

On January 27, 2011, the Historic Preservation Advisory Board approved the request by a vote of 7 to 0.

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

Sincerely yours,

David Gonzalez
Planning and Zoning
City of Rockwall