

CITY OF ROCKWALL

HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO

AGENDA DATE: 02/19/2015

APPLICANT: City of Rockwall

AGENDA ITEM: H2015-001; Landmark Designation: Historic Downtown Courthouse

SUMMARY:

Hold a public hearing to discuss and consider a City initiated request for the purpose of designating the Historic Downtown Courthouse as a Local Landmark per the designation procedures stipulated by Section 6.2, Historic Overlay (HO) District, of the Unified Development Code, being a 0.918-acre parcel of land identified as Rockwall O T Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 101 E. Rusk Street, and take any action necessary.

DISCUSSION:

After receiving direction from the Rockwall Historic Preservation Advisory Board (HPAB), and recommendations from the Rockwall County Historical Foundation, the Rockwall County Historical Commission, and the Rockwall County Commissioners Court, the City of Rockwall has initiated a request for the purpose of designating the *Historic Downtown Courthouse* as a local *Landmark Property* with the intent of pursuing a *National Register of Historic Places* designation. The *Historic Downtown Courthouse* is prominently located on the northeast corner of Goliad Street and Rusk Street on a 0.918-acre parcel of land and is addressed as 101 E. Rusk Street. The property is identified to be within the Rockwall O T Addition and is zoned Downtown (DT) District.

Historical Perspective:

Since the 1800's, there have been four courthouses located on this site:

- The first courthouse (construction date not known) was a wooden framed building that was destroyed by fire in 1875. The fire had also consumed all of the existing County records.
- The second courthouse was also a wooden framed building that was built in 1878 and was destroyed by fire 1891; however, at the time of construction a second out building made of stone stored the County's records separately and prevented them from being destroyed by the ensuing fire.
- A third courthouse constructed of native sandstone was built in 1892. Due to the deteriorating mortar of the 2nd floor, the building was condemned and eventually demolished in 1940.

The *Historic Downtown Courthouse* was the fourth courthouse built on this site. It began construction in 1940. The building features an Art Deco design that is seemingly visually symmetrical and is indicative of the geometrically straight and clean appearance that defines Art Deco.

Design Perspective:

The existing *Historic Downtown Courthouse* represents distinctive characteristics associated with Art Deco (Moderne or Modernistic) design elements that were considered to have escaped the traditional revivalist representation. Art Deco was characteristically European and began to have an impact on American architecture in the late 1920's and was known for its artistic expressions that complemented the machine age. Art Deco was essentially a style of decoration and ornamentation, such as motifs, that provided low-relief geometrical designs such as parallel straight lines, zigzags, chevrons, and stylized floral or fountain motifs. Exterior architectural elements were characterized by concrete, smooth-faced stone, and metal that were additionally accentuated with elements such as terra cotta, glass block, and colored mirrors. The effect was to capture a streamlined futuristic display of simplicity. Art Deco was a conscience rejection of historical styles and a popular form of ornamentation.

Historical Analysis:

The *Historic Downtown Courthouse* began construction in 1940 after receiving a \$52,000 Work Projects Administration (WPA) grant toward its construction. The WPA, instituted by President Franklin D. Roosevelt in the mid 1930's, provided millions of jobs to the unemployed during the Great Depression. The WPA included the construction of public buildings and roads throughout the United States and was instrumental during the New Deal Era intending to end the depression. The total construction cost for the *Historic Downtown Courthouse* was \$92,000.

When constructed, the *Historic Downtown Courthouse* was designed to emulate the architectural style of Dallas' Fair Park district, which incorporated Art Deco as its theme. The courthouse expresses many elements of Art Deco design by incorporating low-relief elements such as geometrically paralleled straight lines that are highly visible from the window/pilaster combination on all sides of the building, ornamental and decorative motifs that are present on each façade (primarily at the entrances), decorative cornices with chevron patterns evident on portions of the building and the smooth simplicity of the overall appearance of the courthouse.

The *Historic Downtown Courthouse* is recognized as one of only seven courthouses in Texas to incorporate the stylistic design of Art Deco.

Renovation:

The *Historic Downtown Courthouse* completed a renovation project in 2002 with federal assistance from an ISTEA (Intermodal Surface Transportation Efficiency Act) Grant. The grant was instrumental in the replacement of windows, window frames and hardware, and the replacement of the exterior doors, exterior lighting and landscaping. The grant also assisted with truss repair in order to assure the structural integrity of the building. The removal of mechanical units and exterior electrical wiring was also planned for the facility.

Significant Persons:

Rockwall County Judge Mike Reinhardt, serving his third term, played a pivotal role in securing funding for the project through the WPA program. Prior to the demolition of the 3rd courthouse, Judge Reinhardt, and seven other county judges from Texas, traveled to Washington D.C. and convinced lawmakers to extend the life of the WPA program for Texas.

On January 19, 1940, Rockwall County Judge Mike Reinhardt, supported by Congressman Sam Rayburn and Senators Tom Connally and Morris Sheppard, was awarded a \$52,000 WPA grant towards the construction of the Rockwall County Courthouse. Judge Reinhardt died the very next day of acute pneumonia in a Washington hospital.

Unified Development Code:

According to Article V, Section 6.2, Historic Overlay (HO) District, of the Unified Development Code (UDC), the board may recommend to the Commission and the City Council that certain properties be "landmark districts"...as provided for in the Unified Development Code. Any such designation must comply with all limitations expressed in subsections E.5 and E.6...Such a property or district shall bear the word "landmark" or "historic" in their zoning designation. The UDC reads as follows:

E. Designation procedures.

5. A historic landmark property may be a single property or structure not contiguous to or part of an existing historic district, but is deemed worth of preserving. A landmark district may be designated if the property meets one of the following:

- a. Possesses significance in history, architecture, archeology, and/or culture;
- b. Is associated with events that made a significant contribution to the broad patterns of local, regional, state and/or national history;
- c. Is associated with the lives of persons significant in the city's past;
- d. Embodies the distinctive characteristics of a type, period, and/or method of construction;
- e. Represents the work of a master designer, builder, and/or craftsman; or
- f. Represents an established and familiar visual historical feature of the city.

6. The board may recommend a historic district to the council to be designated if it:

- a. Contains a significant number of properties which meet one or more of the criteria for designation of a landmark as outlined in subsection E.5 above, or
- b. Constitutes a distinct historical section of the city.

RECOMMENDATIONS:

In your packet are letters from the Rockwall County Historical Foundation and the Rockwall County Historical Commission recommending the Historic Downtown Courthouse be locally

designated as a *Landmark Property* and to pursue the inclusion of the Courthouse on the *National Register of Historic Places*. These letters were forwarded to the Rockwall County Commissioners Court for their consideration in approving the designation process during their regular meeting held on December 23, 2014. The agenda item passed unanimously of the Commissioners by a vote of 5 to 0.



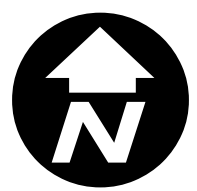
Z2015-005 - LANDMARK PROPERTY DESIGNATION
ZONING - LOCATION MAP =



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.





NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2015-005: Landmark Property Designation

Hold a public hearing to discuss and consider a City initiated request for the purpose of designating the Historic Downtown Courthouse as a Local Landmark per the designation procedures stipulated by Section 6.2, Historic Overlay (HO) District, of the Unified Development Code, being a 0.918-acre parcel of land identified as Rockwall O T Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, addressed as 101 E. Rusk Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Historic Preservation Advisory Board will hold a public hearing on **Thursday, 2/19/2015 at 6:00 p.m.**, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 2/24/2015 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 3/2/2015 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

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

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **3/2/2015** to ensure they are included in the information provided to the City Council.

Sincerely,

Robert LaCroix, AICP
Director of Planning & Zoning

MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: [HTTP://WWW.ROCKWALL.COM/PLANNING/PLANNINGDEVCASES.ASP](http://www.rockwall.com/planning/planningdevcases.asp)

PLEASE RETURN THE BELOW FORM

Case No. Z2015-005: Landmark Property Designation

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.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Cliff Sevier
Commissioner Precinct 1

Lorie Grinnan
Commissioner Precinct 2



Jerry Hogan
County Judge

Dennis Bailey
Commissioner Precinct 3

David Magness
Commissioner Precinct 4

FILED FOR RECORD
ROCKWALL COUNTY
14 DEC 19 AM 9:18
HELL MILLER
ROCKWALL COUNTY CLERK
BY [Signature] DEPUTY

NOTICE OF REGULAR MEETING

NOTICE IS HEREBY GIVEN THAT THE ROCKWALL COUNTY COMMISSIONERS COURT WILL MEET IN A REGULAR MEETING ON DECEMBER 23, 2014, AT 9:00 A.M. AT THE ROCKWALL COUNTY HISTORIC COURTHOUSE, 101 EAST RUSK, CITY OF ROCKWALL, FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

- **INVOCATION;** -- Commissioner Bailey
- **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG;** -- Judge Hogan
- **PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG;** -- Judge Hogan
- **RECOGNITION OF GUESTS;**

RECOGNITION/PRESENTATION:

Todd Williams and Texas A&M AgriLife Extension Service present to Commissioners Court the Building a Better Texas Award for the 100 year partnership since the signing of the Smith-Lever Act

AGENDA:

1. Discuss/Act to approve Adfinity to host the new Rockwall County Open Space Alliance website at an annual cost of \$120.00, effective January 1, 2015, and all related issues; (Sevier-Auditor)
2. Discuss/Act on the appointment with the City of Rockwall's Planning staff and the Historic Preservation Advisory Board (HPAB) to discuss designating the Historic Downtown Courthouse a local Landmark Property per the City's Historic Designation Program and pursuing the placement of the Historic Courthouse on the National Registry of Historic Places, and all related issues; (Bailey)
3. Discussion of FY2014 year-end financial report by the County Auditor, and all related issues; (Auditor)
4. Discuss/Act on rescinding the Court's prior action regarding the Interlocal Agreement with the City of Fate for Municipal Judge Services relating to evidentiary warrants to obtain blood samples from individuals suspected of driving while intoxicated for four planned "No Refusal Weekends" and approve a revised agreement, and all related issues; (Auditor)
5. Discuss/Act on approving Supplemental Agreement #1 to the Advanced Funding Agreement (AFA) which terminates the original agreement executed on February 14, 2012, between Rockwall County and the State, and all related issues; (Auditor)

ADD
5-0

6. Discuss/Act on the progress of the Court Management System for Rockwall County, and all related issues; (Hogan-Arey)
7. Discuss/Act on approving the Interlocal Agreement with the City of Heath for participation in the Rockwall County Interoperability Radio Network, and all related issues; (Hogan)
8. Discuss/Act on approving the Interlocal Agreement with the City of Fate for participation in the Rockwall County Interoperability Radio Network, and all related issues; (Hogan)
9. **EXECUTIVE SESSION:**
Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sections 551.071, 551.072, 551.073, 551.074, 551.0745, 551.076, and 551.087. **Executive Session may be held, under these exceptions, at the end of the Regular Meeting or at any time during the meeting that a need arises for the Commissioners Court to seek advice from the Criminal District Attorney's Office as to the posted subject matter of this Commissioners Court meeting.**
 - a. Discussion regarding the appointment and employment of a senior felony prosecutor in the Criminal District Attorney's Office (Tex. Gov't Code §551.074);
10. **RECONVENE:** Action necessary on items discussed in Executive Session;
11. **CONSENT AGENDA;**
 - a) Minutes of previous meeting(s);
 - b) J.P. Pct. 2, monthly judicial activity report(s);
 - c) J.P. Pct. 3, monthly judicial activity report(s);
 - d) District Clerk, monthly fee report (s);
 - e) J.P. Pct. 1, monthly judicial activity report(s);
 - f) Treasurer, monthly report(s);
 - g) J.P. Pct. 4, monthly judicial activity report(s);
 - h) Co. Clerk, monthly fee report(s);
 - i) Auditor, Approve payment to CH2M HILL, Inc. for engineering services provided thru October 31, 2014 at SH 276 from SH 205 to FM 549 in the amount of \$96,232.74;
12. **PROPERTY ACQUISITIONS/DISPOSITIONS;**
Discuss/Act on approving the following property acquisitions and dispositions of fixed assets;
 - A. Emergency Management to purchase from CRI Grant Capital Outlay: Phillips PicoPix pocket DLP projector @ an estimated cost of \$399.99.
 - B. Emergency Management to purchase from CRI Grant Supplies: Ricoh printer toner cartridges @ an estimated cost of \$267.00.
 - C. Emergency Management to purchase from Homeland Security Grant Capital Outlay: Rescue Randy Manikin @ an estimated cost of \$1,187.95.
 - D. Emergency Management to purchase from Homeland Security Grant Supplies: (20) – 5 pocket backpack supply kits for EastTex CERT @ an estimated cost of \$847.36.
 - E. Emergency Management to purchase from Homeland Security Grant Equipment, Capital Outlay & Supplies: (2) triage tag pkgs of 50, (2) 20 watt lightweight megaphones, CERT table cover, CERT quick shelter canopy, CERT 2' x 8' banner with logo and graphics @ a total cost of \$1,158.00.

- F. County Jail transfer to Surplus: 2005 Chevy Impala (VIN 470).
- G. County Jail transfer to Surplus: 2006 Chevy Impala (VIN 372).
- H. County Jail transfer to Surplus: 2009 Ford Crown Victoria (VIN 870).

13. **NON-EMERGENCY BUDGET TRANSFER(S);**

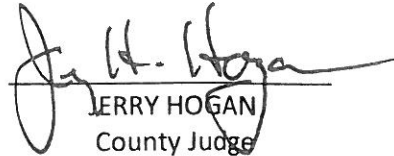
2015-04 – Transfer \$570 of funds within the General Fund budget **TO** 439th District Court/Capital Outlay > \$200 < \$5,000 **FROM** General Government/ Contingency resulting from the purchase of a fax machine approved by Commissioners Court on October 14, 2014.

14. **APPROVAL OF ACCOUNTS, BILLS, CLAIMS, AND PAYROLL(S);**

15. **ANNOUNCEMENTS;**

Announcements regarding County news, and upcoming County events.

16. **ADJOURN**



JERRY HOGAN
County Judge

By _____
Court Administrator

CERTIFICATE:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING NOTICE OF THE MEETING WAS FILED AND POSTED ON THE BULLETIN BOARD AT THE ROCKWALL COUNTY COURTHOUSE, 1111 EAST YELLOWJACKET LANE, IN THE CITY OF ROCKWALL, TEXAS, ON 12/19/14.



SHELLI MILLER, COUNTY CLERK

By _____ Deputy Clerk

NOTE: THE COMMISSIONERS COURT RESERVES THE RIGHT TO CONSIDER AND TAKE ACTION ON THE ABOVE AGENDA ITEMS IN ANY PARTICULAR ORDER. THE ROCKWALL COUNTY COMMISSIONERS COURT COMPLIES WITH A.D.A. REQUIREMENTS. IF YOU PLAN TO ATTEND THIS PUBLIC MEETING AND YOU HAVE A DISABILITY THAT REQUIRES SPECIAL ARRANGEMENTS AT THE MEETING, PLEASE CALL IN ADVANCE OF THE MEETING AT (972) 204-6000.

ROCKWALL COUNTY HISTORICAL COMMISSION

P. O. BOX 916
ROCKWALL, TX 75087

December 9, 2014

Honorable Judge and County Commissioners:

When members of the Rockwall County Historical Commission held its quarterly meeting on December 5, 2014, we learned of a strategic plan by the City of Rockwall to increase Rockwall's "presence" on local, state and national levels.

Part of that plan involves your acceptance of a local *Landmark Property* designation for the historic, downtown Courthouse. Additionally, the City of Rockwall will pursue designation by the National Register of Historic Places for the historic, downtown Courthouse.

Members of the Rockwall County Historical Commission wholeheartedly approve of the City's efforts in this regard. We strongly recommend that Commissioners Court approve the worthy recognition of the historic downtown Courthouse in this manner.

Thank you for your consideration.

Respectfully submitted,



Leigh Plagens
Member RCHC

Rockwall County Historical Foundation

Post Office Box 916, Rockwall, TX 75087
Telephone: 972/722-1507

December 1, 2014

To the Honorable Judge and Rockwall County Commissioners:

It is our understanding that the City of Rockwall has submitted an application for designation as a Preserve America Community. Membership in that program will enhance awareness of Rockwall's commitment to protect and preserve the county's cultural and natural heritage assets as well as provide other opportunities for grants. As a part of the process to elevate attention to our area, the City of Rockwall proposes to designate the Historic Downtown Courthouse as a local *Landmark Property*. This *Landmark* designation is reserved for structures that are worthy of preserving.

Another step in the City's plan to increase exposure of Rockwall's assets on a local, state and national level will be to apply for designation of the Historic Downtown Courthouse by the National Register of Historic Places. These steps should ultimately increase heritage tourism to this unique area.

Therefore, the Board of Directors of the Rockwall County Historical Foundation unanimously recommends that the Court accept the proposal of the City of Rockwall to designate the Historic Downtown Courthouse as a local *Landmark Property* and to apply for acceptance as a National Register of Historic Places.

Respectfully submitted,



Carolyn Francisco
President, RCHF



Rockwall County Courthouse



North Texas Courthouse Index



Rockwall County Courthouse - Rockwall, Texas









ROCKWALL COUNTY
COURT HOUSE
ERECTED 1941

MIKE REINHARDT COUNTY JUDGE
DECEASED JAN. 1940

CARL MILLER COUNTY JUDGE
APPOINTED FEB. 1940

COUNTY COMMISSIONERS
J. W. MAXWELL PRECINCT NO. 1
S. E. PIPER PRECINCT NO. 2
E. C. HARRELL PRECINCT NO. 3
J. A. CANUP PRECINCT NO. 4

BEN BEAN COUNTY CLERK
LANNIE STIMSON TREASURER
JACK PULLEN SHERIFF
FAIRES WADE COUNTY ATTORNEY
G. O. CRISP DISTRICT JUDGE
KATE HART DISTRICT CLERK
VOELCKER & DIXON
ARCHITECTS

ROCKWALL COUNTY COURTHOUSE
RENOVATED 2002

COUNTY JUDGE	BILL BELL
COMMISSIONER PCT. 1	JERRY WIMPEE
COMMISSIONER PCT. 2	DALE TROUT
COMMISSIONER PCT. 3	BRUCE BEATY
COMMISSIONER PCT. 4	ERNEST SMITH

PHOENIX 1 RESTORATION AND CONSTRUCTION, LTD.
DALE C. SELLERS CEO



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Courthouse
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