

**Historic Preservation Advisory Board Meeting  
January 17, 2008**

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**CALL TO ORDER**

The meeting was called to order by Pittman at 6:00 p.m. with the following members present; Whitley, Russo, West and Hoofnagle; Harper was Absent. Seat 7 open.

Additionally, the following staff members were present: Robert Lacroix, Chris Spencer, and Leslie Ryan.

**Approval of Minutes for the 9/20/07 meeting.**

Board member Whitley made a motion to approve the minutes

Board member Hoofnagle seconded the motion.

The minutes were approved by a vote of 4 to 0 (West abstain) (Harper Absent).

Chair-person Pittman introduced the Public Hearing Item.

**PUBLIC HEARING ITEMS**

**H2007-010: 902 N Goliad Landmark Designation**

**Hold a public hearing to consider a City initiated request for a Historic Landmark designation for the Spafford House located at 902 N. Goliad. The tract is zoned (PD-50) Planned Development No. 50 and is located outside of the Old Town Rockwall Historic District.**

Mr. Spencer presented the case with the staff report and explained the history of the Spafford House. He stated that we had received one returned notice in favor from Ken Jones.

Chair-person Pittman asked the owner to address the board. The property owner did so and was available for questions from the board and staff.

Chair-person Pittman opened the Public Hearing.

The applicant and board discussed what the landmark status entailed.

Mr. Spencer gave an explanation of the uses allowed in PD No. 50 and the protection of a landmark status.

Mr. Lacroix explained the overlay district and the SUP process that would allow light retail uses available in appropriate areas; And that the board and staff wanted to look at these specific houses with in the overlay to make sure and preserve them.

Board member Russo asked the owner if they would be in favor of land marking their house.

2 The applicant stated that yes they were in favor of that.

4 Chair-person Pittman asked if the Dance school next door was considered to be some kind  
of retail.

6 Mr. Lacroix answered that it was considered a studio but they usually have some small  
8 amount of retail available.

10 Chair-person Pittman asked if anyone else would like to address the Board at that time.

12 Board member Russo asked that when the case went to City Council if the year of  
construction be changed to 1885.

14 Mr. Spencer responded yes, that staff would compare dates and make sure all out  
16 information was correct.

18 Chair-person Pittman closed the Public Hearing and asked if there was a motion.

20 Board member Russo made a motion to approved H2007-010.  
Board member Hoofnagle seconded the motion to approved H2007-010.

22 The case was approved by a vote of 5 to 0 (Harper Absent)

24 Chair-person Pittman introduced the next Public Hearing item.

26 **H2007-011: 908 N Goliad Landmark Designation**  
28 **Hold a public hearing to consider a City initiated request for a Historic Landmark**  
30 **designation for the Reese-Jones House located at 908 N. Goliad. The tract is zoned**  
**(PD-50) Planned Development No. 50 and is located outside of the Old Town**  
**Rockwall Historic District.**

32 Chair-person Pittman read the items description and asked staff to give their report.

34 Mr. Spencer presented the staff report with a historical explanation of why staff believed  
the house should be considered for Landmark status.

36 Chair-person Pittman explained that the house was changed from its original state and if  
38 they were able to review all changes made to the house it would currently be more like its  
original structural form.

40 Chair-person Pittman opens the Public Hearing and asks if anyone would like to discuss  
42 the item.

44 Mr. David Falls addressed the Board and stated that he owned the property across from  
the Reese Jones house, and that he was concerned with the development of the North  
46 Rockwall because his property was 1/3<sup>rd</sup> the price of property in South Rockwall. He said  
that he would like to see that area be allowed more commercial uses but the restrictions  
48 are extremely high, and that he would like to offer his land for sale to this city so that can

use it to put something historical there since the uses don't really allow for anything else.

Chair-person Pittman responded that it sounded like Mr. Falls was most interested in the zoning of the property, but that they were only considering the historical significance of the house. She added that, across the country Landmarked status usually is beneficial for real estate values.

Staff and the Board discussed the location of the house and why it was moved from its original situation to where it is now. That basically it had to be moved immediately or it was going to have to come down. So this property was their only solution at the time.

Chair-person Pittman asked for comments or a motion, and closed the Public Hearing.

Board member Whitley made a motion to approve H2007-011  
Board member West seconded the motion to approve H2007-011  
The case was approved by a vote of 5 to 0 (Harper Absent)

### **DISCUSSION ITEMS**

Board member Russo requested that the Board consider and discuss expanding the Historic District from Heath Street to Boydston Street because there is a lot of development happening there and that it could change the dynamics of the area.

Chair-person Pittman agreed and suggested that that be added to a future agenda.

Board member Russo mentioned that he would also like to start considering historic land marking trees.

Board Member Whitley added that she agreed with making trees historical landmarks because with all the construction going on there is a complete disregard for old trees.

Chair-person Pittman reminded the Board that Katherine Seale would be present on the 31<sup>st</sup> for training.

### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:50 p.m.

These minutes were approved on April 17, 2008.

**Historic Preservation Advisory Board Meeting  
January 31, 2008**

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Additionally, the following staff member were present: Robert Lacroix, Chris Spencer, and Leslie Ryan.

**Approval of Minutes for the 9/20/07 meeting.**

Board member Whitley made a motion to approve the minutes  
Board member Hoofnagle seconded the motion.  
The minutes were approved by a vote of 4 to 0 (West abstain) (Harper Absent).

Chairperson Pittman introduced the Public Hearing Item.

**PUBLIC HEARING ITEMS**

**H2007-010: 902 N Goliad Landmark Designation  
Hold a public hearing to consider a City initiated request for a Historic Landmark designation for the Spafford House located at 902 N. Goliad. The tract is zoned (PD-50) Planned Development No. 50 and is located outside of the Old Town Rockwall Historic District.**

Mr. Spencer presented the case with the staff report and explained the history of the Spafford House. He stated that we had received one returned notice in favor from Ken Jones.

Chair-person Pittman asked the owner to address the board. The property owner did so and was available for questions from the board and staff.

Chair-person Pittman opened the Public Hearing.

The applicant and board discussed what the landmark status entailed.

Mr. Spencer gave an explanation of the uses allowed in PD No. 50 and the protection of a landmark status.

Mr. Lacroix explained the overlay district and the SUP process that would allow light retail uses available in appropriate areas; And that the board and staff wanted to look at these specific houses with in the overlay to make sure and preserve them.

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8 amount of retail available.

10 Chair-person Pittman asked if anyone else would like to address the Board at that time.

12 Board member Russo asked that when the case went to City Council if the year of  
construction be changed to 1885.

14 Mr. Spencer responded yes, that staff would compare dates and make sure all out  
16 information was correct.

18 Chair-person Pittman closed the Public Hearing and asked if there was a motion.

20 Board member Russo made a motion to approved H2007-010.  
Board member Hoofnagle seconded the motion to approved H2007-010.

22 The case was approved by a vote of 5 to 0 (Harper Absent)

24 Chair-person Pittman introduced the next Public Hearing item.

26 **H2007-011: 908 N Goliad Landmark Designation**  
28 **Hold a public hearing to consider a City initiated request for a Historic Landmark**  
30 **designation for the Reese-Jones House located at 908 N. Goliad. The tract is zoned**  
**(PD-50) Planned Development No. 50 and is located outside of the Old Town**  
**Rockwall Historic District.**

32 Chair-person Pittman read the items description and asked staff to give their report.

34 Mr. Spencer presented the staff report with a historical explanation of why staff believed  
the house should be considered for Land mark status.

36 Chair person Pittman explained that the house was changed from its original state and if  
38 they were able to review all changes made to the house it would currently be more like its  
original structural form.

40 Chair-person Pittman opens the Public Hearing and asks if anyone would like to discuss  
42 the item.

44 Mr. David Falls addressed the Board and stated that he owned the property across from  
the Reese Jones house, and that he was concerned with the development of the North  
46 Rockwall because his property was 1/3<sup>rd</sup> the price of property in South Rockwall. He said  
that he would like to see that area be allowed more commercial uses but the restrictions  
48 are extremely high, and that he would like to offer his land for sale to this city so that can

use it to put something historical there since the uses don't really allow for anything else.

Chair-person Pittman responded that it sounded like Mr. Falls was most interested in the zoning of the property, but that they were only considering the historical significance of the house. She added that, across the country Land marking status usually is beneficial for real estate values.

Staff and the Board discussed the location of the house and why it was moved from its original situation to where it is now. That basically it had to be moved immediately or it was going to have to come down. So this property was their only solution at the time.

Chair-person Pittman asked for comments or a motion, and closed the Public Hearing.

Board member Whitley made a motion to approve H2007-011  
Board member West seconded the motion to approve H2007-011  
The case was approved by a vote of 5 to 0 (Harper Absent)

### **DISCUSSION ITEMS**

Board member Russo requested that the Board consider and discuss expanding the Historic District from Heath Street to Boydston Street because there is a lot of development happening there and that it could change the dynamics of the area.

Chair-person Pittman agreed and suggested that that be added to a future agenda.

Board member Russo mentioned that he would also like to start considering historic land marking trees.

Board Member Whitley added that she agreed with making trees historical land marked because with all the construction going on there is a complete disregard for old trees.

Chair-person Pittman reminded the Board that Katherine Seale would be present on the 31<sup>st</sup> for training.

### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:50 p.m.

*These minutes were approved on April 17, 2008.*

**Historic Preservation Advisory Board Meeting  
April 17, 2008**

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**CALL TO ORDER**

The meeting was called to order by Pittman at 6:00 p.m. with the following members present; Harper, Russo, West and Hoofnagle; Whitley was Absent. Seat 7 open.

Additionally, the following staff members were present: Robert LaCroix and Chris Spencer.

**Approval of Minutes for the 1/17/08 meeting.**

Board member Russo made a motion to approve the minutes  
Board member Harper seconded the motion.  
The minutes were approved by a vote of 5 to 0 (Whitley Absent).

**Approval of Minutes for the 1/31/08 meeting.**

Board member West made a motion to approve the minutes  
Board member Hoofnagle seconded the motion.  
The minutes were approved by a vote of 5 to 0 (Whitley Absent).

Chair-person Pittman introduced the Public Hearing Item.

**DISCUSSION ITEMS**

**Discuss procedures for designating Historic Trees and take any action necessary.**

Chair-person Pittman introduced the discussion item.

Mr. LaCroix stated that historic trees are on historic properties. If a tree has significance then it is more than likely the property would too. Property and the tree on it could be designated simultaneously.

Board member Russo asked when a house with historic significance is moved off it's property how can the land still be designated with historic significance?

Board member Harper stated that a historic tree doesn't have to be on property with a historic home to be significant.

Chair-person Pittman stated that native trees should be identified by their size, age, and species. Or something that makes them rare.

Mr. LaCroix responded that cultural significance is what makes a tree historic.

Chair-person Pittman said that they should start in old town but have it open to places

where there might be more historic trees.

2

Mr. Spencer added that the authority for this board is for those properties either landmarked or in the historic district, and that should be with the form. Otherwise it would be part of a tree removal permit.

4

6

Board member Harper asked what the point was with tree designation. What does landmarking protect?

8

Board member West said that it would be nice if they board could provide the community with a list of these trees and their stories so that they would be aware of them. Not so much from a legal stand point but from a historical point of view.

10

Chair-person Pittman responded that that was a good point, and that maybe they would consider not landmarking but just a register that they would keep up.

14

16

Board member Harper agreed that he liked the register idea.

18

Board member West added that the schools used to have tree walks that were very informative as well.

20

Chair-person Pittman said that this would be a good place to start and that they could come back to the next meeting with ideas and get started.

22

Board member Hoofnagle offered to do some graphic work for the historic tree mail out form and post cards to be sent to residents.

24

Board member Harper asked what the age parameters were for historic trees.

Chair-person Pittman answered fifty years was considered historic.

28

Mr. LaCroix stated that they would probably want to limit it to certain species. One of the criteria for trees on the walk would be that it is accessible.

30

Mr. Spencer said that they may also send out on the post cards instructions for how to identify the age and species of their trees.

32

Board member Hoofnagle said that the trees should meet some kind of criteria before they are added to the register.

34

Mr. LaCroix agreed and said that they would ask Rob White, who is used for arborist out sourcing, what those criteria should be.

36

**Discuss options for expansion of the existing Historic District or the creation of new Historic Districts and take any action necessary.**

40

Chair-person Pittman introduced the discussion item.

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2 Board member Russo stated that he thought they should expand the historic district to  
3 Heath St. to Boydston to include those homes that fall in the 50 year range that qualify.

4 Chair-person Pittman suggested adding Renfro St. to the historic district. She said that  
5 they best way would be to identify the area and see if the percentages of those homes are  
6 historic or contributing in order to consider expansion.

8 Mr. LaCroix said that he wouldn't want to increase the district at the chance of lowering the  
9 percentages. He suggested that they look at the area north of Williams St. because those  
10 homes are post WWII and at to the 50 year mark.

12 Chair-person Pittman asked about areas around Nash St., Joe White St., Parks St.

14 Mr. LaCroix answered yes, but as a different district. And that the majority of those houses  
15 would be contributing and that would set up the parameter for that district.

16 Mr. Spencer added that the area over there on Parks is a different feel, maybe instead of  
17 lowering percentages they could consider landmarking, since the last 3 landmark cases  
18 have been a success.

20 Chair-person Pittman discussed the Henry Wade property and his family farm. That there  
21 were cottages built there from the 40's-50's. She also suggested they take a look at Old  
22 Miller, Nash St., Williams St., areas that are interesting to decide if they're cohesive  
23 enough to make historic, or extend the district.

26 Mr. LaCroix stated that they haven't really utilized the Neighborhood Preservation overlay,  
27 and that would identify the neighborhood and would offer some guidelines. That would be  
28 another way to capture it in a neighborhood essence and it's historic value.

30 Chair-person Pittman said that the commercial properties were removed from the district  
31 and that there might be a couple exceptions but for the more part they were out.

### 32 **Historic Preservation Officer's Report**

#### 34 **Update on the Downtown Historic survey and progress of the Downtown planning** 35 **project.**

38 Mr. LaCroix updated the Board on the historic survey that the consultant did for the city last  
39 spring. He said that the survey would be taken to the council as part of an action item in  
40 May because they are working on an improvement plan for the downtown. And he also  
41 discussed the details of the studies involved with that project.

42 The board discussed the proposed Main Street program.

#### 44 **Update of the North Goliad Overlay District activity.**

46 Chair-person Pittman introduced the discussion item.

48

2 Mr. LaCroix gave the board a brief update on the activity located within the North Goliad  
Overlay District.

4

**ADJOURNMENT**

6

There being no further business, the meeting was adjourned at 7:09 p.m.

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These minutes were approved on May 15, 2008.

**Historic Preservation Advisory Board Meeting  
May 15, 2008**

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**CALL TO ORDER**

6

The meeting was called to order by Chair-person Pittman at 6:00 p.m. with the following members present; Harper, Russo, Whitley and Hoofnagle; West arrived late. Seat 7 open.

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Additionally, the following staff members were present: Robert LaCroix, Chris Spencer and Leslie Ryan.

12

**Approval of Minutes for the 4/17/08 meeting.**

16

Chair-person Pittman changed Old "Mill" addition to Old "Miller".

Board member Russo made a motion to approve the minutes

18

Board member Harper seconded the motion.

The minutes were approved by a vote of 4 to 0 (West Arrived Late) (Whitley Abstained).

20

Chair-person Pittman introduced the Public Hearing Item.

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**PUBLIC HEARING ITEMS**

24

**H2008-001 - 304 Star St.**

26

**Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from John Robinson for the alteration/replacement of existing front and back porches, foundation repair, relocation of the existing house on-site from lot 6 to lot 7, and enclosing the garage door opening on the detached garage with an exterior wall at 304 Star (Eppstein Subdivision, Lot 6, 7, & 8). The tract is zoned (SF-7) Single Family Residential and is located within the Old Rockwall Historic District and identified as a "Medium Contributing Property."**

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Chair-person Pittman opened the public hearing and continued the item until the next meeting on 06/19/2008. The applicant was not present.

36

Board member Russo made a motion to continue the item.

38

Board member Whitley seconded the motion.

The motion was approved by a vote of 5 to 0 (West arrived late).

40

Chair-person Pittman introduced the next Public Hearing Item.

42

**H2008-002 - C of A - 105 Olive St..**

44

**Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Mathew Nugent for a 2,135-sf addition to the rear and east side of the existing primary structure and removal of an existing secondary storage building at 105 Olive (B. F. Boydston Addition, Lot D, Block 122). The tract is zoned (GR) General Retail and is located within the Old Town Rockwall Historic District and identified as a "High Contributing Property."**

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48

2 Mr. Spencer presented the staff report.

4 Chair-person Pittman suggested that they talk about the site plan first, and asked about  
parking on the site.

6 Mr. Spencer answered that the parking was located along the west side of the drive and  
8 rear of the property. That the turn at the end of the drive connects with Shirley Black's  
property.

10 Board member Russo asked about the plans for a sidewalk and access way between the 2  
12 areas.

14 Mr. Lacroix answered that there was feasibility for that in the future.

16 Chair-person Pittman stated that she didn't want to see any more seas of concrete, and  
asked if there would be any landscaping around the property.

18 Mr. Lacroix answered that they were trying to maintain as many trees as possible but they  
20 are adding additional landscaping.

22 Board member Whitley said that she was worried about there being enough parking  
spaces.

24 Mr. Lacroix answered that being downtown entitles them to leasing or shared parking with  
26 businesses around the property.

28 Board member Harper asked if the amount of parking spaces in a row without an island  
would come into play with this.

30 Mr. Lacroix answered that a waiver would be required through the site plan.

32 Chair-person Pittman opened the Public Hearing and asked the applicant to address the  
34 board.

36 Mrs. Sylvia Nugent presented to the board their reasoning and vision for their proposed  
project. She stated that they wanted it to be a beautiful addition to the Downtown and  
38 Rockwall. They've hired a Landscape architect and have plans to use as many existing  
trees as possible to screen the parking as well as add gardens and fresh herbs growing  
40 throughout the property. Mrs. Nugent then introduced her son to address the board and  
explain his plans.

42 Mr. Matt Nugent approached the board and explained his culinary experience and his  
44 vision for opening his own restaurant in Rockwall.

46 Chair-person Pittman said that she was personally delighted they had chosen Rockwall  
because it would keep the historical home open to the public.

48

2 Board member Whitley added that the only reason she had asked about the parking was because she didn't want that to be a barrier for their success.

4 Board member Russo thanked the applicants for taking on this big project and he appreciated that. He then asked if they were considering a valet service.

6 Mr. Nugent responded that they were not considering that right now but if it would be of value to their customers they would look into it in the future.

8

10 Board member Russo asked the applicant if they were ok with all of staff's recommendations.

12 The applicant answered that yes, they were.

14 Chair-person Pittman asked if staff had enough direction about what the board feels about Landscaping.

16

18 Mr. Lacroix answered yes.

20 Chair-person Pittman then asked about the differentiation from the old to new on the house.

22 Mr. Spencer replied that the original structure would not be compromised, and if looking at the west building elevation one could see the roof height drops and come back up, which is where you should be able to tell what is original vs. what is an addition.

24

26 Chair-person Pittman stated that differentiation could be very subtle and that as shown on the second set of elevations it wouldn't have to be that dramatic to be able to tell.

28

30 Mr. Spencer referenced the Secretary of Interior Standards about differentiation.

32 Mr. Lacroix stated that the board is welcome to make recommendations about the decision.

34 Chair-person Pittman said that just as an opinion that this is a little overkill.

36 Mr. Mershawn approached the board and presented their original site plan design and discussed the purpose and intent of the second submittal as related to the Secretary of Interior Standards for differentiation.

38

40 Chair-person Pittman said that it seemed like an unnecessary expense.

42 Board member Russo added that the simplicity of the first elevation would be more appropriate.

44

46 Chair-person Pittman agreed that the 2<sup>nd</sup> version seemed a little more complicated and contemporary. And also that the main house isn't lap siding but novelty siding. She thought what they're making now is a little bigger but that would be good for differentiation.

48

2 Board member Hoofnagle asked when they were planning on being open.

4 Board member Russo asked about signage and added that they will have to come back before the board for approval.

6 The board discussed that differentiation could be a personal opinion.

8 Chair-person Pittman closed the Public Hearing.

10 Chair-person Pittman made a motion to approve using the first elevation draft and with staff recommendations.

12 Board member West seconded the motion

14 The motion was approved by a vote of 6 to 0.

## 16 **DISCUSSION ITEMS**

### 18 **Historic Preservation Officer's Report**

#### 20 **Update on the Downtown Historic survey and progress of the Downtown planning project.**

22 Mr. LaCroix updated the Board about the Historic Preservation report. He explained that staff had started looking at the area north of Williams Street and working on a preliminary survey and delineation of those housing types. He discussed how staff has been conducting the survey of the possible historic district overlay area, and the types of architecture we have observed thus far. He stated that we would welcome suggestions from the board about how to approach and complete this task.

30 Mr. Lacroix announced that at the next council meeting the consultant would be there to present a report about the Downtown and which direction they would want to take the work on the Downtown Square. He said that the work was not complete with the consultant study but they're just giving an update.

34 Board member Hoffnagle brought the newly designed tree registration form for the board to look over, and Chair-person Pittman requested that it be added to the next agenda.

38 In closing Mr. Russo thanked the board and staff for their work in his time on HPAB.

## 40 **ADJOURNMENT**

42 There being no further business, the meeting was adjourned at 7:15 p.m.

44 *These minutes were approved on July 17, 2008.*

**Historic Preservation Advisory Board Meeting  
July 17, 2008**

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**CALL TO ORDER**

6

The meeting was called to order by Chair-person Pittman at 6:00 p.m. with the following members present; Harper, Hayes, West and Hoofnagle; Whitely arrived late. Seat 7 open.

8

10

Additionally, the following staff members were present: Robert LaCroix and Chris Spencer.

12

**14 Approval of Minutes for the 5/15/08 meeting.**

16 Board member Harper made a motion to approve the minutes

Board member Hoofnagle seconded the motion.

18 The minutes were approved by a vote of 4 to 0 (Whitley Arrived Late) (Hayes Abstained).

20 Chair-person Pittman recognized new Historic Preservation Advisory Board member Tony Hayes.

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Chair-person Pittman introduced the Public Hearing Item.

24

**PUBLIC HEARING ITEMS**

26

**H2008-003 – 712 Hartman St.**

28 **Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Robert Gilliam Jr. for the building of a two-story, residential structure, located on a 0.49-acre, SF-7 residentially-zoned lot situated at 712 Hartman Street (Hurst Addition; Lot 2; Block A).**

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Mr. Spencer presented the staff report.

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Chair-person Pittman opened the Public Hearing and asked the applicant to address the board.

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38 Chair-person Pittman addressed the 8" exposure on the Hardy Lap siding. The preference in the Historic District is 4" exposure. The Board has stretched it to 5" exposure in the past.

40

42 Wiley Gilliam, Chaney Custom Design, explained his experience working within the City of Dallas Historic Districts. Mr. Gilliam stated that the house is being constructed for his parents.

44

46 Board member Hoofnagle addressed the side yard setback for the proposed garage.

48 Mr. Gilliam addressed the side yard setback for the garage and the roof pitch for both the

garage and the house.

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Chair-person Pittman closed the Public Hearing.

4

Board member Hoofnagle made a motion to approve the item subject to the Hardy Lap siding being a maximum of 6" with a maximum exposure of 4.5".

6

Board member Harper seconded the motion.

8

The motion was approved by a vote of 6 to 0.

10

Chair-person Pittman introduced the next Public Hearing Item.

12

**H2008-004 - C of A – 304 Star St..**

14

**Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from John Robinson for the demolition of the primary structure, and enclosing the garage door opening on the detached garage with an exterior wall at 304 Star (Eppstein Subdivision, Lot 6, 7, & 8). The tract is zoned (SF-7) Single Family Residential and is located within the Old Rockwall Historic District and identified as a "Medium Contributing Property."**

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20

Mr. Spencer presented the staff report.

22

Chair-person Pittman opened the Public Hearing and asked the applicant to address the board.

24

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Mr. A.J. Soto, 306 Star St., addressed the Board representing the property owner, John Robinson. Mr. Soto gave a brief history of the property since he has lived next door. He informed the Board that the structure is infested with rodents, vermin, and fleas. Mr. Soto visited with the Rockwall County Historical Foundation about accepting and possibly relocating the house. The Foundation informed Mr. Soto that they were not interested in accepting the house.

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Chair-person Pittman addressed the concern of the property's proximity to the TXU substation. Chair-person Pittman also addressed some of issues that would affect the structures level of contribution to the District if reviewed by a Historic Preservation Professional.

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36

Chair-person Pittman closed the Public Hearing.

38

The Board briefly discussed the alterations to the detached garage.

40

Board member Harper made a motion to approve the C of A for demolition of the existing house and alterations to the detached garage.

42

Board member West seconded the motion

44

The motion was approved by a vote of 6 to 0.

46

**DISCUSSION ITEMS**

48

**Discuss procedures for designating Historic Trees and take any action necessary.**



2 Chair-person Pittman gave a brief synopsis of the discussions at past Board meetings for  
the benefit of Board member Hayes.

4  
6 Chair-person Pittman addressed concerns for trees with regards to road construction along  
Fannin Street.

8 Board member Whitely addressed issues regarding trees during the reconstruction of  
Clark Street.

10  
12 The Board discussed how to best market and inform the public about a tree registry  
program.

14 Mr. LaCroix updated the Board on the vehicles that the City could use to inform the public,  
including utilizing the City of Rockwall Interactive GIS Mapping Website.

16  
**Historic Preservation Officer's Report**

18  
**Update on potential historic properties currently located outside of the Old Town  
20 Rockwall Historic District.**

22 Mr. LaCroix updated the Board on the presentation and recommendations to the City  
Council regarding Historic Properties located Downtown based on the report created by  
24 Katherine Seale of Preservation Dallas.

26 The Board discussed letters in support of the City of Rockwall Application for the Texas  
Main Street Program.

28  
30 Mr. LaCroix informed the Board that staff has been trying to contact the owner of 109 St.  
Marys, Jordan House, but has been unsuccessful thus far.

32 **ADJOURNMENT**

34 There being no further business, the meeting was adjourned at 7:25 p.m.

36 *These minutes were approved on August 21, 2008.*

**Historic Preservation Advisory Board Meeting  
August 21, 2008**

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**CALL TO ORDER**

The meeting was called to order by Chair-person Pittman at 6:01 p.m. with the following members present; Hayes, West, Hoofnagle, and Whitley, with one vacancy. Harper arrived at 6:11pm.

Additionally, the following staff members were present: Robert LaCroix, Chris Spencer and David Gonzales.

**ACTION ITEMS**

**Approval of Minutes for the July 17, 2008 meeting**

Board member Hoofnagle made a motion to approve the minutes.  
Board member West seconded the motion.  
The minutes were approved by a vote of 5 to 0. (Harper not present) (one vacancy)

Chair-person Pittman stated she will postpone the election of the Chair and Vice-Chair until later in the agenda since there are people waiting to come before the board.

**Discuss and take any action necessary for the designation of 109 St. Mary Street as an historic "landmark".**

Mr. LaCroix stated the homeowner was not in favor of a landmark for the property at this time. Chair-person Pittman provided a brief history of the property and advised that the board had previously voted for the landmark, but the council was not in favor of moving forward with it due to the seller not being in favor of the landmark.

After brief discussion, Mr. LaCroix outlined the steps necessary to bring the property to council.

Chair-person Pittman made a motion to move forward with the designation of the landmark.

Board member Hoofnagle seconded the motion.

The motion was voted on and passed 5 to 0 with Board member Harper abstaining.

**Discuss and take any action necessary for the designation of historic "Landmark" for properties listed as Contributing in the "Rockwall Downtown Historic Square, Historical and Architectural Survey".**

Mr. Spencer presented the staff report and advised the City Council had voted

2 unanimously to adopt the Historic Square District Survey with recommendations on  
3 May 19, 2008.

4 Mr. Spencer also stated that efforts should be concentrated on the two most prominent  
5 buildings on the "Square", which is 102 S. Goliad (Rockwall Flower Shop) and 102 N.  
6 San Jacinto (Hall Law Office), both properties being 2 story, on corner lots and high  
7 contributing.

8 Mr. Spencer outlined City Council's approval to start the landmark proceedings and is  
9 requesting the boards input to initiate the public hearing process.

10 After brief discussion, and no further questions for staff, Chair-person Pittman asked for  
11 a motion.

12 Board member Whitley made a motion to move forward with the landmarking of these  
13 two properties.

14 Board member Hoofnagle seconded the motion.

15 The motion was voted on and passed 6 to 0.

16 Chair-person Pittman introduced the Public Hearing Item.

## 24 PUBLIC HEARING ITEMS

### 26 H2008-005 (Chris)

27 **Hold a public hearing to consider a request from Isaac Pena for a Certificate of**  
28 **Appropriateness (C of A) to permit demolition of an accessory structure located**  
29 **at 925 N. Goliad. The tract is zoned (PD-50) Planned Development No. 50 and is**  
30 **designated as City of Rockwall Historic Landmark Property, known as the "Cade**  
31 **Home", and is identified as a "High Contributing Property" with in the Historic**  
32 **survey.**

33 Mr. Spencer stated the applicant, Isaac Pena, has submitted a request for a Certificate  
34 of Appropriateness (C of A) to permit demolition of an accessory structure located at  
35 925 N. Goliad. The tract is zoned (PD-50) Planned Development No. 50 and is  
36 designated as a City of Rockwall Historic Landmark Property, known as the "Cade  
37 Home", and is identified as a "High Contributing Property" within the Historic survey.

38 In September 2005 the City Council unanimously approved "Historic Landmark"  
39 designation for the subject site. As part of the "Historic Landmark" Ordinance (05-43)  
40 the property is subject to the "Old Town Rockwall" Historic District Guidelines.

41 In March 2007 the Planning and Zoning Commission and the City Council approved a  
42 final plat and site plan for the subject site. As part of the site plan and final plat  
43 application special consideration was given to the two (2) existing accessory buildings.  
44 The Planning and Zoning Commission and the City Council approved a waiver to the  
45

2 required 5' of right-of-way dedication for Live Oak Street due to the proximity of the large accessory building to the property line.

4 The accessory building that the applicant is requesting to remove is the smaller of the two (2) accessory buildings and is located in the interior portion of the site.

6 The Secretary of the Interior's Standards recommends the following with regards to the "Building Site";

- 8 • "Identify, retain and preserve buildings and their features as well as features of the site that are important in defining its overall historic character."
- 10 • "Retain the historic relationship between buildings and the landscape."

12 The Secretary of the Interior's Standards state the following as not recommended with regards to the "Building Site";

- 14 • "Removing or relocating buildings or landscape features thus destroying the historic relationship between buildings and landscape."
- 16 • "Removing or relocating historic buildings on a site or in a complex of related historic structures--such as a mill complex or farm--thus diminishing the historic character of the site or complex."

20 The "Old Town Rockwall" Historic District Guidelines state the following regarding demolition:

22 "Demolition of a structure which contributes historically or architecturally to the Historic District should be prohibited, except as provided below."

24 Demolition of a structure would be allowed if:

- 26 1. The building has lost its architectural and historical integrity and importance, and its removal will not result in a negative, less appropriate visual effect on the Historic District; or
- 28 2. A structure does not contribute to the historical or architectural character and importance of the Historic District (such as a non-contributing structure), and its removal will result in a positive, appropriate visual effect on the Historic District; or
- 30 3. There is an imminent threat to the health, safety and welfare to the surrounding residents and/or property because of an unsafe condition that constitutes an
- 32 emergency (See Section VII, Demolition-by-Neglect).
- 34

36 Mr. Spencer also stated that staff believes that this is a judgment call for the HPAB and if approved staff would offer the following conditions:

- 38 1. Applicant to obtain demolition permit from the City of Rockwall Building Inspection Office.
- 40

42 Chairperson Pittman opened the public hearing and asked the applicant to address the board.

44 The applicant, Mr. Isaac Pena, approached the board and stated that he considered renovating the barn, but 2 remodeling companies he contacted advised against the re-model of the structure. He stated that there is no frame, it is held together by siding, the roofing is not supported, it is decaying, falling apart and would not be worth the

cost.

2 Mr. Pena requested that the board approve his request to demolish the barn.

4 Jackie Bloomquist, listing Real Estate Agent representing the potential buyer of the  
6 property, said the potential buyer had an inspector look at the barn also, who said it is  
8 not salvageable. Mr. Pena stated the buyer's contract is contingent upon the removal  
of the barn.

10 Chair-person Pittman stated the boards responsibility is to protect Rockwall's history  
12 and make sure that the City is not loosing something by way of a demolition that would  
be important to Rockwall.

14 After brief discussion, Chair-person Pittman asked if anyone else would like to speak.

16 Ms. Elaine Sullivan, representing the buyer, approached the board stated that if the  
barn is an important structure, then it should be relocated, and the buyer does not want  
an unsafe building on their property.

18 Chair-person Pittman asked if anyone else would like to speak. Hearing no response,  
20 she closed the public hearing.

22 There was brief discussion concerning the construction and relocation of the structure  
24 and a property that would be large enough to accommodate the structure.

26 Chair-person Pittman stated that it is not out of the question that someone could be  
found, but that this has not been offered to the Rockwall County Historic Foundation

28 After brief discussion, Chair-person asked if anyone was prepared to make a motion.

30 After receiving a question from Chair-person Pittman concerning the condition of the  
32 larger structure compared to the smaller one, Mr. Spencer stated that condition was not  
as bad as the smaller one, but the Council and P&Z thought the structure was  
34 significant enough to waive the five foot right of way dedication when the property was  
re-platted for residential/office development.

36 Board member Whitley asked if there is a way to determine if the building was a part of  
38 the original structure and if the building could be dated.

40 Chair-person Pittman made reference to the board and batten siding being used during  
the 1920's to 1940's type of out building, and also said that they may have to ask the  
42 Cades for any further information.

44 Board member Hoofnagle stated she needs more information in-order to make a  
decision.

46 Chair-person Pittman made a motion to take 60 days to find someone to relocate the  
48 building and research the history. If at the end of the 60 days, they are not able to save  
the structure, then to allow the structure to be demolished.

Board member West seconded the motion.

After brief discussion on how to handle this procedurally, Chair-person Pittman called for the vote. The motion was voted on and passed 6 to 0.

## DISCUSSION ITEMS

### **Discuss procedures for designating Historic Trees and take any action necessary.**

Mr. Spencer stated that the goal was to define the process, whether it should be a tree log incorporated into the tree walk and mapped on the City's interactive GIS mapping site.

Mr. Spencer also requested direction from the board on how to designate this procedurally, whether this be a point credit system and whether that be brought to staff or brought to the board as an action.

Chair-person Pittman asked for further input, hearing none, she suggested it be identifying whether the tree be visible from public property and if the owner would be OK as part of a guide or a walking tour.

Board member Hoofnagle suggested nominating the tree by landmarking or making the tree historic.

Board member West stated there may be concerns about landmarking.

Board member Hayes stated how does this effect utilities as far as landmarking.

Mr. LaCroix addressed rights-of-way and public land concerns.

After further discussion, Mr. Spencer stated we have a form that can used to register a tree they feel is significant. Also, the board has the ability to designate historic trees, and it is in the Historic Guidelines.

Mr. Spencer stated that criteria needs to be developed, how to handle this procedurally and how to make the public aware of the registry.

Board member Hoofnagle stated she would keep track of the registry.

After brief discussion, Chair-person Pittman moved forward to the next item on the agenda.

### **Discuss the History of the Zollner Hobo Ranch**

Mr. LaCroix provided the board a report from the Texas Land Conservancy.

2 Chair-person Pittman asked if the Zollner family would like to address the board and  
provide a history of the ranch.

4  
Kattie Hawkins, representing the Zollner family, provided a history of the ranch. She  
6 also explained the basis of the ranch, was to help people who were down on their luck.  
She also said the farm remains active today.

8  
Zoola Aaron, representing the Zollner Family, approached and said that the Rockwall  
10 County Historical Foundation wants to place a placard on the property as the first-farm  
stead marker.

12

14 **HISTORIC PRESERVATION OFFICER’S REPORT**

16 **Update on the Historic Preservation/Planning Issues.**

18 Mr. LaCroix stated there is no update concerning this topic.

20 **Update on potential historic properties currently located outside of the Old Town  
Rockwall Historic District.**

22  
Mr. LaCroix informed the board that we will work with the neighborhood north of  
24 Williams and will continue with a survey of the area and should have something back to  
the Board by the fall and to potentially expand the district.

26  
Mr. LaCroix stated that the City is proceeding with the Main Street application and the  
28 application has been filed. The City will be making a 3 year commitment and we  
should know something in a couple of months.

30  
There being no further discussion, Chair-person Pittman moved to next item on the  
32 agenda.

34 **Election of Chair and Vice-Chair**

36 Chair-person Pittman made a motion to nominate Ron Harper as Chairman

38 Board member West seconded the motion.

40 The motion was voted on and passed 5 to 0 with Board member Harper abstaining.

42 Board member Whitley made a motion to nominate Bridgett Hoofnagle as Vice Chair-  
44 person.

46 Board member Hayes seconded the motion. The motion was voted on and passed 5 to  
0 with Board member Hoofnagle abstaining.


48

2 **ADJOURNMENT**

4 There being no further business, the meeting was adjourned at 7:26 p.m.

6 **PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY**  
8 **BOARD OF THE CITY OF ROCKWALL, Texas, this 18 day of December,<sup>2008</sup>**  
10 **2008.**

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14 **Ron Harper, Chairman**

16 **ATTEST:**   
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**Historic Preservation Advisory Board Meeting  
August 21, 2008**

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**CALL TO ORDER**

The meeting was called to order by Chair-person Pittman at 6:01 p.m. with the following members present; Hayes, West, Hoofnagle, and Whitely, with one vacancy. Harper arrived at 6:11pm.

Additionally, the following staff members were present: Robert LaCroix, Chris Spencer and David Gonzales.

**ACTION ITEMS**

**Approval of Minutes for the July 17, 2008 meeting**

Board member Hoofnagle made a motion to approve the minutes.  
Board member West seconded the motion.  
The minutes were approved by a vote of 5 to 0. (Harper not present) (one vacancy)

Chair-person Pittman stated she will postpone the election of the Chair and Vice-Chair until later in the agenda since there are people waiting to come before the board.

**Discuss and take any action necessary for the designation of 109 St. Mary Street as an historic “landmark”.**

Mr. LaCroix stated the homeowner was not in favor of a landmark for the property at this time. Chair-person Pittman provided a brief history of the property and advised that the board had previously voted for the landmark, but the council was not in favor of moving forward with it due to the seller not being in favor of the landmark.

After brief discussion, Mr. LaCroix outlined the steps necessary to bring the property to council.

Chair-person Pittman made a motion to move forward with the designation of the landmark.

Board member Hoofnagle seconded the motion.

The motion was voted on and passed 5 to 0 with Board member Harper abstaining.

**Discuss and take any action necessary for the designation of historic “Landmark” for properties listed as Contributing in the “Rockwall Downtown Historic Square, Historical and Architectural Survey”.**

Mr. Spencer presented the staff report and advised the City Council had voted

2 unanimously to adopt the Historic Square District Survey with recommendations on  
3 May 19, 2008.

4 Mr. Spencer also stated that efforts should be concentrated on the two most prominent  
5 buildings on the "Square", which is 102 S. Goliad (Rockwall Flower Shop) and 102 N.  
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7 contributing.

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9 requesting the boards input to initiate the public hearing process.

10 After brief discussion, and no further questions for staff, Chair-person Pittman asked for  
11 a motion.

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13 two properties.

14 Board member Hoofnagle seconded the motion.

15 The motion was voted on and passed 6 to 0.

16 Chair-person Pittman introduced the Public Hearing Item.

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23 **PUBLIC HEARING ITEMS**

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25 **H2008-005 (Chris)**

26 **Hold a public hearing to consider a request from Isaac Pena for a Certificate of**  
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48 Chair-person Pittman made a motion to take 60 days to find someone to relocate the  
building and research the history. If at the end of the 60 days, they are not able to save  
the structure, then to allow the structure to be demolished.

Board member West seconded the motion.

After brief discussion on how to handle this procedurally, Chair-person Pittman called for the vote. The motion was voted on and passed 6 to 0.

## DISCUSSION ITEMS

### **Discuss procedures for designating Historic Trees and take any action necessary.**

Mr. Spencer stated that the goal was to define the process, whether it should be a tree log incorporated into the tree walk and mapped on the City's interactive GIS mapping site.

Mr. Spencer also requested direction from the board on how to designate this procedurally, whether this be a point credit system and whether that be brought to staff or brought to the board as an action.

Chair-person Pittman asked for further input, hearing none, she suggested it be identifying whether the tree be visible from public property and if the owner would be OK as part of a guide or a walking tour.

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Mr. Spencer stated that criteria needs to be developed, how to handle this procedurally and how to make the public aware of the registry.

Board member Hoofnagle stated she would keep track of the registry.

After brief discussion, Chair-person Pittman moved forward to the next item on the agenda.

### **Discuss the History of the Zollner Hobo Ranch**

Mr. LaCroix provided the board a report from the Texas Land Conservancy.

2 Chair-person Pittman asked if the Zollner family would like to address the board and  
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6 Kattie Hawkins, representing the Zollner family, provided a history of the ranch. She  
also explained the basis of the ranch, was to help people who were down on their luck.  
She also said the farm remains active today.

8  
10 Zoola Aaron, representing the Zollner Family, approached and said that the Rockwall  
County Historical Foundation wants to place a placard on the property as the first-farm  
stead marker.

12

## 14 **HISTORIC PRESERVATION OFFICER'S REPORT**

### 16 **Update on the Historic Preservation/Planning Issues.**

18 Mr. LaCroix stated there is no update concerning this topic.

### 20 **Update on potential historic properties currently located outside of the Old Town Rockwall Historic District.**

22

24 Mr. LaCroix informed the board that we will work with the neighborhood north of  
Williams and will continue with a survey of the area and should have something back to  
the Board by the fall and to potentially expand the district.

26

28 Mr. LaCroix stated that the City is proceeding with the Main Street application and the  
application has been filed. The City will be making a 3 year commitment and we  
should know something in a couple of months.

30

32 There being no further discussion, Chair-person Pittman moved to next item on the  
agenda.

34

### **Election of Chair and Vice-Chair**

36

Chair-person Pittman made a motion to nominate Ron Harper as Chairman

38

Board member West seconded the motion.

40

The motion was voted on and passed 5 to 0 with Board member Harper abstaining.

42

Board member Whitley made a motion to nominate Bridgett Hoofnagle as Vice Chair-  
person.

44

46 Board member Hayes seconded the motion. The motion was voted on and passed 5 to  
0 with Board member Hoofnagle abstaining.

48

2 **ADJOURNMENT**

4 There being no further business, the meeting was adjourned at 7:26 p.m.

6 **PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY**  
8 **BOARD OF THE CITY OF ROCKWALL, Texas, this \_\_\_\_\_ day of \_\_\_\_\_,**  
**2008.**

10

12

\_\_\_\_\_  
**Ron Harper, Chairman**

14

16

**ATTEST:**

18

\_\_\_\_\_

**Historic Preservation Advisory Board Meeting  
September 18, 2008**

**CALL TO ORDER**

The meeting was called to order by Vice Chair-person Bridgett Hoofnagle at 6:00 p.m. with the following members present; Sherry Pittman, Vice Chair-person Bridgett Hoofnagle, Jeff West, Tony Hayes; Ron Harper and Sandi Whitley were absent. Seat 1 open.

Additionally, the following staff members were present: Robert LaCroix, Chris Spencer, David Gonzales and Irene Hatcher.

**Approval of Minutes for the November 17, 2005 meeting.**

Board member Sherry Pittman made a correction to the minutes. The tree noted in the minutes was a Cedar Elm, but the tree is actually a Chinese Pistache. With the correction noted, Board member Pittman made a motion to approve the minutes for the November 17, 2005 meeting.

Board member Jeff West seconded the motion.  
The minutes were approved by a vote of 4 to 0. (Whitley & Harper Absent).

Board member West made a motion to approve the minutes for the August 21, 2008 meeting.

Board member Hayes seconded the motion.  
The minutes were approved by a vote of 4 to 0. (Whitley & Harper Absent).

Vice Chair-person Bridgett Hoofnagle introduced the Public Hearing Item.

**PUBLIC HEARING ITEMS**

**H2008-006 (Chris)**

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.

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.



2 Around the turn of the century (1900) the building was used to house a "Dry Goods" store  
until it later became a flower shop. The upper story of the building was occupied by the  
4 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  
6 Master Masons on the second floor of 102 S. Goliad.

8 The subject site is zoned "DT" Downtown district.

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

12  
14 Twenty-six (26) notices were sent out to property owners within 200. At the time of this  
report no notices have been received.

16 Chris Spencer discussed the architectural significance of the building and its history.

18 Board member Pittman asked whether the Historic Guidelines have been presented and  
approved by the City Council? Chris Spencer stated that they have not been presented  
20 yet, but they will be presented to the City Council and the Planning and Zoning  
Commission.

22  
24 The owner, Larry Blacketer, 102 S. Goliad, was present and feels honored to have had his  
building chosen to be part of the historic district.

26 Board member Pittman inquired as to whether the name of the building was going to  
remain the same. Chris Spencer stated that the name will not remain the Rockwall Flower  
28 Shop. Board member Pittman asked that the new name be chosen before the next  
meeting. Robert LaCroix stated that he would discuss new names with the owner of the  
30 property. Board member Pittman suggested that the name should represent the building's  
history.

32  
34 Vice Chair-person Hoofnagle opened the Public Hearing.

Vice Chair-person Hoofnagle closed the Public Hearing and asked if there was a motion.

36 Board member Pittman made a motion to approve H2008-006. With a stipulation that the  
building be given a historic name before any other meetings take place.

38  
40 Board member West seconded the motion to approve H2008-006 with the same  
stipulation.

42 The case was approved by a vote of 4 to 0 (Whitley and Harper Absent)

44 Vice Chair-person Hoofnagle introduced the next Public Hearing item.

46 **H2008-007**

48 Hold a public hearing to consider a City initiated request for Historic Landmark  
designation for the Hall Office Building located at 102 San Jacinto. The tract is zoned

2 (DT) Downtown and is located outside of the Old Town Rockwall Historic District and  
4 identified as a "Contributing Property" within the Downtown Historic & Architectural  
Survey.

6 The building at 102 San Jacinto is listed as a "Contributing" property within the City of  
Rockwall Downtown Historic and Architectural Survey. The structure, known as the "Hall  
8 Office Building" was constructed in 1916. The building was originally built as the Farmers  
National Bank. Typical of banks this building is monumental in the town square setting,  
10 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  
12 square. The subject building is brick, with: Corner entrance  
Shaped parapet  
14 Decorative cornice band  
Bays defined by brick columns and glass brick infill on first floor  
16 Marble panel below sills  
Stone Accents on parapet  
18 Cornice hood molding and belt course  
The year "1916" and word "Bank" are inscribed on the upper facade.

20 The bank was chartered at its current location in 1906. The existing building was  
22 constructed on-site in 1916. The contractor was Mr. C Shuman, who also was co-  
contractor in building the Methodist Church in 1913.

24 Some of the Rockwall businessmen associate with the building are:  
26 Hardin Chandler - President Farmers National Bank  
J.O. Wallace - Operated Bank  
28 H.B. Lofland - Operated Bank  
R.E. Benbrook - Cotton Buyer Occupied East Part of 2nd Floor  
30 Dr. Benbrook - Office  
Judge E.D. Foree - Occupied East End  
32 O.L. Steger - Abstract Plan Office East End  
Ralph Hall - Office/Owner

34 The subject site is zoned "DT" Downtown district.

36 In staffs opinion the "Hall Office Building" is significant to the built environment/architecture  
38 and the urban fabric of the City of Rockwall.

40 Thirty (30) notices were sent out to property owners within 200. At the time of this report  
no notices have been received.

42 Chris Spencer indicated that one notice was received in favor since the packets were sent.

44 Chair-person Hoofnagle opened the Public Hearing.

46 Owner of this property, Blakeley Hall, was present with his wife. He stated that he loves  
48 the building and is never giving it up. Mr. Hall stated that he has found treasures in the

2 building. Mr. Hall stated that there was an elevator installed in the building in 1974 by his  
4 father. Mr. Hall is not ready to agree to having the building landmarked.

6 Mr. Hall stated that he doesn't want anything done with the building other than what the  
8 building originally was. He also stated that he is unsure if the building has ever had  
awnings, but if it did he would like it to have them again.

10 Mr. Hall wants to study the restrictions and understand them before he agrees to anything.  
12 He does not want to be held to any restrictions. Board member Pittman explained that  
we're here promoting the history of Rockwall. The guidelines won't restrict anything that  
he wants to do.

14 Board member Pittman explained the purpose of the guidelines and noted that they are not  
16 set in concrete by any means. She explained that the City offers tax incentives and  
explained that the value of the improvements would not be taxed by the City for seven (7)  
18 years. Mr. Hall stated that he would love a landmark sign on his building.

20 Mr. Hall stated that, at this time, until he reads and understands the restrictions, he would  
22 like this held open. Board member Pittman understands and agrees that this should be  
held open until the next meeting.

24 Board member Pittman and Mr. Hall discussed the property located at 309 Star Street and  
the possibility of landmarking that property. They discussed the possibility that that  
26 property was once an Indian graveyard.

28 Vice Chair-person Hoofnagle closed the Public Hearing and asked if there was a motion.

30 Board member Pittman made a motion to table this until the next meeting.

32 Board member Hoofnagle seconded the motion.

The case was approved for tabling by a vote of 4 to 0. (Harper & Whitley Absent)

#### 34 **H2008-008**

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

40 On August 21, 2008, the Historic Preservation Advisory Board (HPAB) directed staff to  
begin the proceedings to designate the "Jordan House" located at 109 St. Mary's Street as  
42 a City of Rockwall Historic Landmark. On September 2, 2008, City Council approved the  
recommendation of the HPAB for application of Historical Landmark designation for 109  
44 St. Mary's Street by a vote of 6-0.

46 The house at 109 St. Mary's is listed as a "High Contributing" property within the City of  
48 Rockwall Historical Survey and is located with the "SF-7" Single Family District. The  
structure, known as the "Jordan House" was constructed in 1888 of lumber cut from

2 Cypress by Mr. Carter, owner of the first lumber company in Rockwall. The house is a  
4 seven-room "Folk Victorian" style of architecture with large south and east porches,  
eleven-foot ceilings and transoms over the front door and two fireplaces.

6 The "Folk Victorian" style was prevalent from the 1870's to 1910 and is defined by the  
8 presence of Victorian decorative detailing on simple folk house forms, which are less  
elaborate than the Victorian style that they attempt to mimic. The primary areas for  
detailing are the porch and cornice line.

10

The growth of the railroad system made woodworking machinery widely accessible at local  
12 trade centers, where they produced inexpensive detailing. The railroads also provided  
local lumber yards with abundant supplies of pre-cut detailing from distant mills.

14

In staffs opinion the "Jordan House" is significant to the built environment/architecture and  
16 the urban fabric of the City of Rockwall.

18 Seventeen (17) notices were sent out to property owners within 200. At the time of this  
report no responses had been returned.

20

Board member West asked who the owner of the house is. Robert LaCroix stated that the  
22 owner of the house is Deanna Grandstaff and discussed his contact with her.

24 Chair-person Hoofnagle asked for comments or a motion, and closed the Public Hearing.

26 Board member Pittman made a motion to approve H2008-008

Board member Hayes seconded the motion to approve H2008-008

28 The case was approved by a vote of 4 to 0. (Harper & Whitley Absent.)

### 30 **Historic Preservation Officer's Report**

#### 32 **Update on potential properties currently located outside of the Old Town Rockwall Historic District.**

34

Chris Spencer stated that he is creating a database of homes and style of architecture on  
36 Williams Street. Chris explained that he has photographed, entered into GIS, linked to GIS  
and identified what materials were used. Chris stated that he is going to put it into a format  
38 for a presentation for the October meeting including Fannin to Nash and North of Williams  
to Heath.

40

Board member Pittman stated that this might be a wonderful time to look at 309 Star,  
42 which was built by the Hall family. With losing Mrs. Hall this year and it being her design,  
it might be a really good time to do that.

44

Robert LaCroix stated that we certainly can look at that. Discussion took place regarding  
46 the ownership of the house and whether it's in the historic district or not.

48 Board member Pittman indicated that it's not listed as a contributing property. Robert

2 LaCroix stated that we can change the status from non-contributing to contributing. We  
4 can call a third party to re-evaluate the property and change its status. Robert LaCroix  
stated that he would investigate it.

6 Further discussion took place regarding other houses on Nash and Heath and the  
8 possibility of looking at not only what the building is contributing but also what it has meant  
to the community.

10 **Discuss procedures for designating Historic Trees and take any action necessary.**

12 Chris Spencer discussed Live Oaks in Lofland Park ranging in size from 17 – 22 inches in  
14 diameter, really healthy, 40 – 50 years in age.

14 He stated that there are a lot of Red Oaks by Dobbs Elementary and a significant Cedar.  
16 The next step is to go into the Centennial Cemetery. There are some trees there that are  
pretty good size. He will have a presentation ready for the next meeting.

18 Chris Spencer indicated that there needs to be a scoring criteria in place to be eligible to  
20 be approved by the staff or the Historic Board. He stated that we don't want someone to  
bring in an application for a Hackberry.

22 Board member Pittman discussed the Cedar Elm on the Willitts property. She stated that  
24 it's a native and is absolutely huge. She stated that it's in the parking lot at Storrs and  
Sherman. Ms. Pittman stated that she believes that it is on city property.

26 **Update on Accessory Building located at 925 North Goliad (Cade Home).**

28 Board member Pittman discussed relocating the accessory building to a property with the  
30 "Old Town Rockwall" Historic District.

32 Robert LaCroix stated that there could be a marker placed on Historic Downtown Building  
& could be identified on the website.

34 Board member Pittman stated that the cost of doing the markers would be very  
36 inexpensive. She stated that they get the markers from a company in Florida and the  
Parks Department started using the same company. It's a bronze look-alike, but you can't  
38 tell.

40 Robert stated that he will talk to Brad.

42

44

46

48

2 **ADJOURNMENT**

4 There being no further business, the meeting was adjourned at 7:02 p.m.

6 **PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY**  
8 **BOARD OF THE CITY OF ROCKWALL, Texas, this 18 day of December, 2008,**  
10 **2008.**

12   
14 **Ron Harper, Chairman**

16 **ATTEST:**   
18

**Historic Preservation Advisory Board Meeting  
October 16, 2008**

2

4

**CALL TO ORDER**

6

The meeting was called to order by Ron Harper at 6:00 p.m. with the following members present; Sherry Pittman, Jeff West, Darlene Singleton, Mark Stubbs; Sandi Whitley. Tony Hayes was absent.

8

10

Additionally, the following staff members were present: Robert LaCroix, Chris Spencer, David Gonzales and Irene Hatcher.

12

**Approval of Minutes for the September 18, 2008 meeting.**

14

Board member Pitman made a motion to approve the minutes for the September 18, 2008 with the correction of page 3, line 45. It says chairperson instead of vice chairperson.

18

Board member West seconded the motion.

20

The minutes were approved by a vote of 2-0, with 4 abstentions (Harper, Singleton, Stubbs, Whitley) and Tony Hayes was Absent.

22

Chairperson Harper introduced the Public Hearing Item.

24

**PUBLIC HEARING ITEMS**

26

H2008-007

28

Continue a public hearing to consider a City initiated request for Historic Landmark designation for the Hall Office Building located at 102 San Jacinto. 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.

30

32

The building at 102 San Jacinto is listed as a "Contributing" property within the City of Rockwall Downtown Historic and Architectural Survey. The structure, known as the "Hall Office Building" was constructed in 1916. The building was originally built as the Farmers 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. The subject building is brick, with:

34

36

38

40

- Corner entrance
- Shaped parapet
- Decorative cornice band
- Bays defined by brick columns and glass brick infill on first floor
- Marble panel below sills
- Stone Accents on parapet
- Cornice hood molding and belt course

42

44

46

- The year "1916" and word "Bank" are inscribed on the upper facade.

The bank was chartered at its current location in 1906. The existing building was constructed on-site in 1916. The contractor was Mr. C Shuman, who also was co-contractor in building the Methodist Church in 1913.

Some of the Rockwall businessmen associate with the building are

Hardin Chandler - President Farmers National Bank

J.O. Wallace - Operated Bank

H.B. Lofland - Operated Bank

R.E. Benbrook - Cotton Buyer Occupied East Part of 2nd Floor

Dr. Benbrook - Office

Judge E.D. Foree - Occupied East End

O.L. Steger - Abstract Plan Office East End

Ralph Hall - Office/Owner

The subject site is zoned "DT" Downtown district.

In staffs opinion the "Hall Office Building" is significant to the built environment/architecture and the urban fabric of the City of Rockwall.

Thirty (30) notices were sent out to property owners within 200. At the time of this report no notices have been received.

Staff recommends approval of the Historic Landmark Designation.

Chris stated that the board tabled this item from the last hearing. He further stated that he spoke to Mr. Hall and he didn't appear to be opposed to the process and seemed to further understand the process.

He stated the background of the case for the new board members.

Chris stated that while some of the guidelines might be similar in nature some may have some minor adjustments.

Board member Pittman pointed out that the guidelines are so loose and have so many contradictions that she has some questions regarding them. She noted the 5<sup>th</sup> bullet under the Rehabilitation Design Standard. She read the bullet that she noted and stated that it doesn't say considered historic by whom and went on to state that with this particular building somebody could look at it and say that the glass block is now historic. She stated that part of the restoration process is to get rid of the glass block, which is not appropriate for the time period it was built.

She went on to read the Building Store Front section regarding the glass block and stated that she doesn't believe that the glass block should be preserved. She read the wording regarding the store front features should be repaired instead of replaced. She thinks the last one is fine, but thinks we should get rid of the whole building store front section



because it's covered under the design standards.

2

She then discussed the signage and said she doesn't understand that exactly. She questioned where we are going with that.

4

Chris stated that when he talked to Katherine Seale, Executive Director of Preservation Dallas, about some of the old buildings, she thought that over time, for instance the glass blocks, that some of these things over time actually become just as important as the original building. Board member Pittman agreed, but said that she doesn't believe that it's true with the glass blocks.

6

8

10

Chris discussed the signage question. He stated that while something might not be appropriate for this particular building that they try to be as consistent with the guidelines as possible. He further stated that if she thinks, and the Board thinks, that that should be taken out all together that it is possible to do so.

12

14

16

Chairperson Harper inquired as to whether there has been any talk about taking the glass block out in the future. Chris stated that he has spoken to the owner. They have talked about possibly replacing that glass block.

18

20

Board member Pittman is concerned that if it's not addressed at this level and it is left in that it will be difficult to take it out later.

22

Chairperson Harper asked whether it was appropriate to make recommendations at this time. Chris stated that that is absolutely okay and they can forward those onto the Planning and Zoning Commission.

24

26

Board member Pittman talked about whether the original document would be changed and the new document would reflect the changes. Chris stated that it would be a strikethrough version with a note saying that HPAB recommended to take this guideline out. He stated that it works pretty well.

28

30

32

Mark Stubbs asked if you take out the bullet on the alterations and go back up to the 4<sup>th</sup> point, are you going to tie the hands of the building owner so he can only do original restorations. If they were going to make a non-period change, are they not going to be able to do that if we take that out?

34

36

Pittman stated that these guidelines are specific to this building. Board member Stubbs questioned whether it's better to cover this item by item later instead of changing the recommendation of Staff.

38

40

Board member Pittman stated that it's difficult once it's on paper to change it later. She stated that we then end up going to City Council to make the decision.

42

44

Board member Pittman made a motion to approve H2008-007 with the following amendments to the proposed "Guidelines"

46

1. Amend **Rehabilitation Design Standards** bullet number 5 to read:

- 2 • “Exterior changes to the building over time are evidence of the history of that building. Changes appropriate to the existing architecture may be considered historic.”

4 2. Delete the ~~Building Store Front~~ Section

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

12 3. Delete bullet number 2 under **Signage**

- 14 • ~~Representational designs that reflect the business use or product advertised are encouraged.~~

16 She stated that that way you're not saying that they must be maintained. It just leaves it open.

18 Board member Pittman moves that they approve these guidelines and the historic landmarking of the building with those changes.

20 Chris restated the changes.

22 Board member Stubbs requested clarification of the changes.

24 Board member Whitley seconded the motion to approve H2008-007.

26 The case was approved by a vote of 5 to 1. (Stubbs Against) (Hayes Absent)

28 Historic Preservation Officer's Report

- 30 • Update on the Historic Preservation/Planning Issues.  
32 • Update on potential historic properties currently located outside of the Old Town Rockwall Historic District.  
34 • Discuss procedures for designating Historic Trees and take any action necessary.  
36 • Update on Accessory Building located on 925 North Goliad (Cade Home).

38 Chris showed photographs of houses around historic downtown and explained not only the differences in the houses but also what changes have been made to the houses over time, i.e. vinyl siding, enclosed garages, faux shutters, et cetera.

42 Board member Pittman demonstrated where the house is that Mary Ellen Hall designed, the black brick house on Nash. She then commented about the Victorian house located on the east side of Nash and also that the Moses home was moved there in the '70s or early '80s.

46 Chris inquired as to what direction the Board would want staff to take. Should Staff

2 continue to identify those properties that they think might be contributing to be brought as  
landmark designation and do further study on those individual properties.

4 Chris demonstrated on the map the houses that have been altered in one way or another,  
enclosed garages, 7; faux shutters, 31 out of 92, et cetera.

6  
8 Chris demonstrated the ranch-style houses and stated that he didn't think that there were  
any that would be considered contributing.

10 Board Member Singleton stated that the house on the corner of Parks and Lillian was  
moved in the '40s by the Loflands and she stated that it was old when they moved it.  
12 Board member Singleton went on to show Chris some other houses and the history of  
them.

14  
16 Board member Pittman stated that one of the houses Chris showed was built out of  
salvaged material from a Victorian house that was there. She stated it's very interesting.  
It was built by somebody by the name of Henry Zimmerman.

18  
20 Chris explained that the level of contribution has to be justified by its style, has to be 50  
years old, has to be built by a master builder or master architect.

22 Pittman described a special that she watched which pertained to post-war housing  
regarding garages being enclosed and breezeways being enclosed. She stated that just  
24 because a house has an enclosed garage doesn't mean that it totally makes them non-  
contributory.

26  
28 Chris stated that he can print out this map with addresses and everyone can take a look at  
it and decide which houses they think are appropriate. Chris stated that we had to stop  
somewhere, but we wanted to make sure that we didn't miss anything.

30  
32 Chris stated that he'll put together something next week and get it to the board members.

34 Chris discussed the tree registry and explained to the new board members what we have  
been working on and the idea of tying them into the historic walk. Chris explained that it  
would be a voluntary registry with the owners of the property.

36  
38 Chairperson Harper inquired as to whether Chris can send out this information regarding  
the trees with the packet.

40 Board member Pittman inquired as to how there are plastic windows on the old, Methodist  
Church when they were supposed to be diffused glass, and they're plastic.

42  
44 Robert stated he doesn't know where we are with that.

46  
48

2 ADJOURNMENT

4 There being no further business, the meeting was adjourned at 7:08 p.m.


6 PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY  
8 BOARD OF THE CITY OF ROCKWALL, Texas, this 18 day of <sup>December</sup> 2008,  
2008.

10

  
\_\_\_\_\_  
Ron Harper, Chairman

12

14

ATTEST:   
\_\_\_\_\_

16



**Historic Preservation Advisory Board Meeting  
December 18, 2008**

**CALL TO ORDER**

The meeting was called to order by Ron Harper at 6:01 p.m. with the following members present; Sherry Pittman, Tony Hayes, Darlene Singleton, Mark Stubbs; and Sandi Whitley. Jeff West was absent.

Additionally, the following staff members were present: Chris Spencer, David Gonzales and Irene Hatcher.

**Approval of Minutes for the October 16, 2008 meeting.**

Board member Hayes made a motion to approve the minutes for the October 16, 2008.

Board member Singleton seconded the motion.

The minutes were approved by a vote of 5-0, with 2 absent (West, Pittman)

Chairperson Harper stated that there are no public hearing items.

Pittman arrived at 6:18

**DISCUSSION ITEMS**

- Discuss the creation of a Neighborhood Preservation Overlay (NPO) District for the area north of Williams Street, east of Fannin Street, & south of Heath Street and take any action necessary.

Spencer stated what style houses would be appropriate for the overlay district. Spencer explained that 50 percent of the houses need to be deemed contributing in order to justify a historic district designation. Spencer stated that it would be difficult to reach the 50 percent mark at this time due to some of the houses having been altered and would no longer be contributing and that some are not old enough. He stated that there is a theme to the area.

Spencer stated that the Unified Development Code states that if there is an area that may not be worthy of becoming a historic district at a particular time but is still special through history or architecture, it can still be protected with the overlay district. Spencer stated that with the Historic Preservation Advisory Board, the Planning and Zoning Commission and the City Council, the guidelines for that district can be tailor made.

Spencer gave examples of the other overlay districts in the area; I-30 and the Ridge

2 Road Overlay, and stated that those are specific to certain geographic areas of  
town. Spencer stated that the Neighborhood Preservation Overlay District would be  
protecting what is already there and having certain criteria for new construction.

4  
6 Spencer stated that the difference of the historic district and a preservation overlay  
is that someone is not going to have to come in for a C of A for everything they want  
to do. He stated that the rules are not as strict. Spencer stated the things that can  
8 be put into an overlay district are a demolition review ordinance and standards for  
new construction.

10  
12 Spencer stated that districts such as this one do promote economic stimulus.  
Spencer stated that when overlay districts are proposed, there is not usually the  
pushback as there is with landmark designation or creation of an historic district.  
14 Spencer further stated if there is a particular property within the overlay district that  
is special and worthy of a landmark designation, we still have the ability to landmark  
16 that property individually.

18  
20 Chairperson Harper inquired whether the area would be named and, if it is named,  
how would the name be chosen. Spencer stated that it could be named after an  
area or a person and that name would be voted on by the Historic Board.

22  
24 Whitley clarified that if we do not do the overlay district, there is no protection of the  
homes and they could build anything they wanted to in the neighborhood. Spencer  
stated that without the protection of the overlay property owners can demolish  
anything in the neighborhood. He stated that without this, there is no level of  
26 protection.

28  
30 Spencer stated that cities across the U.S. have used preservation overlays until an  
area reaches the required 50 percent to become a district. Whitley inquired as to  
what the process is if they wanted to do this. Spencer explained the zoning  
process.

32  
34 Chairperson Harper questioned what steps could be taken tonight if the board  
wanted to move forward. Spencer explained what the process is. He stated that  
City Council has to sign off on this before they initiate the application to start the  
36 proceedings. After City Council signs off on this, the next step would be to have a  
meeting with the property owners and then start the public hearing process.

38  
40 Board member Singleton stated she is in favor of the overlay district. She stated  
that she would suggest that it be called the J.W. Wilkerson Overlay District. Board  
member Stubbs stated he would like to see it happen.

42  
44 Board member Pittman arrived at 6:18.

46  
48 Board member Pittman inquired about what board would the preservation officer  
report to. She further inquired about the guidelines. Spencer stated that it would be  
treated like any other overlay district.

2 Board member Pittman stated she is in favor of the overlay district to keep  
affordable housing available in Rockwall, but she has concerns about the  
4 boundaries. Spencer stated if there are any other areas of the old town  
neighborhood that are a couple of years away from being part of the historic district,  
6 maybe that area should be included in the neighborhood preservation overlay.

8 Board member Pittman stated she thinks that south of Williams might be better if it  
was brought into the old town historic district. She further stated that she thinks that  
10 along Kernoodle and north of Williams should be taken into the old town historic  
district.

12 Spencer stated that Williams is a natural dividing line that staff would not want to  
cross over. He stated that the theme in this area is the minimal traditional. Board  
14 member Pittman stated that the ranch houses fit into that also since they are now  
50 years old. Spencer stated that the board has the opportunity to set the  
16 boundaries the way they want them to be set. Board member Pittman stated that  
Austin would be a good western boundary.

18 Board member Pittman inquired what the goal would be for the guidelines. Spencer  
20 stated that the successes he has seen have protected houses from demolition and  
in-field development. Spencer stated that the heritage behind the minimal  
22 traditional is that they are affordable and are easily adapted. Board member  
Pittman stated that she wants affordable to stay in the equation.

24 Spencer stated that we should make a formal recommendation to take to Council  
26 and ask permission to further initiate the actual process.

28 Spencer verified the boundaries as everything on the north side of Williams, go  
along Nash on both sides of the street to Heath. On the north side of Heath, we  
30 consider 607, 605 and 603. We go along Heath to Austin and get the west property  
line to the old town district and follow it along the south side to complete the district.

32 Spencer stated that this does not prohibit the landmarking of certain properties in  
34 the future that fall within this overlay district.

36 **Board member Singleton made a motion to accept the overlay district and  
present it to Council with the boundaries that were discussed.**

38 **Board member Pittman seconded the motion.**

40 **A vote was taken. The motion passed by a vote of 6-0. (Jeff West was  
42 absent)**

- 44 • **Discuss procedures for designating Historic Trees and take any action  
46 necessary.**

Spencer stated that what staff is looking for tonight is the minimum criteria for tree

2 designation. Spencer stated with the minimum criteria documented, if someone comes in and meets at least the minimum requirement then staff can add the tree to

4 the registry without having to bring it before the board for consideration. Spencer further stated that anything that is questionable, staff can bring that to the board as  
6 an action item.

8 Board member Pittman recalled a discussion regarding someone on staff that is a qualified tree person. Spencer stated between the GIS Department, the Parks and Recreation Department and Andy Hesser, who is the Parks and Recreation  
10 Manager, collectively the group is qualified to determine which trees should be considered for designation.  
12

14 Board member Whitley suggested that we do need to get a list from somebody with more tree knowledge to give the board a starting point. She agrees that there should be minimums, but she does not know what they should be. Spencer stated that Mr. Hesser from the Parks and Recreation Department can help with some of  
16 the guidelines.  
18

20 Board member Pittman suggested that maybe some other cities have their guidelines on their website. She also suggested that we look at Tree Walks for some guidance. Board member Stubbs suggested maybe the Arbor Society might be able to help with the guidelines as well. Chairperson Harper suggested that  
22 Spencer get together with Andy Hesser before the January meeting to come up with a starting point with guidelines.  
24

26 Spencer clarified that the board is looking for; size, species, age and maybe a statement of significance. Chairperson Harper stated that a tree would not have to meet all three criteria to qualify, but it would have to meet at least one.  
28

- 30
- 32 • **Discuss future agenda format and meeting procedures relative to the recent Texas Attorney General opinion regarding Open Meetings Act.**

34 Spencer explained the decision from the Attorney General regarding how an agenda has to be written. Board member Hayes inquired whether these agenda items can float from agenda to agenda. He also inquired if there is an update regarding these items and the public wants to discuss something, is the board  
36 required to discuss the items with the public.  
38

40 Spencer stated that the board does not have to discuss any item on the agenda if they do not have any discussion regarding the agenda item.  
42

#### 44 **ADDITIONAL DISCUSSION ITEMS**

- 46 • Historic Preservation Officer's Report on the following Historic Preservation Advisory Board matters that have been recently acted on by City Council:

48 a) H2008-006: Landmark Case – "Heath-Jones Mercantile" (102 South Goliad)



2 Spencer stated this case was approved by City Council.

4 b) H2008-007: Landmark Case – “Hall Office Building” (102 San Jacinto)

6 Spencer stated this was not approved by City Council and the reason why.

8 c) H2008-008: Landmark Case – “Old Jones House” (109 St Mary Street)

10 Spencer stated this case was approved by City Council.

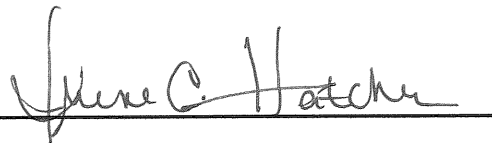
12 Chairperson Harper requested a Main Street update be put on the next  
14 agenda.

**ADJOURNMENT**

16 There being no further business, the meeting was adjourned at 7:00 p.m.

18 **PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY**  
20 **BOARD OF THE CITY OF ROCKWALL, Texas, this 28 day of April,**  
22 **2009.**

24   
**Ron Harper, Chairman**

26 **ATTEST:**   
28