

**Historic Preservation Advisory Board Meeting
January 27, 2011**

CALL TO ORDER

The meeting was called to order by Ron Harper at 6:00 p.m. with the following members present; Ron Harper, Sherry Pittman, Don Williams, Janice Johnson, Herb Moltzan, Sandi Whitley, and Jeff West.

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

H2011-001

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

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

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

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

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

photos of the rear of the building but based on the existing canopy on front of the store, a similar height should be held to on the rear of the building.

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

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

Public hearing was opened at 6:06pm.

The applicant Larry Blacketer, 102 S. Goliad St., Rockwall, Texas, was present to answer questions from the board. Mr. Blacketer clarified that there will be two (2) identical canopies erected along with the lighting and signage; one canopy on the rear, west, façade and one canopy on the side, north, facade (Rusk St.).

There was discussion concerning the rounded canopies being different from the front façade's square canopies. LaCroix stated it should have no bearing aesthetically since they are on different facing facades, but it can be taken into consideration.

Board member Pittman made a motion to approve H2011-001, a Certificate of Appropriateness (CofA) from Larry Blacketer for the installation of a canopy, light fixtures, signage and door to the rear, west, facade and a canopy to the side, north, facade of the main structure located at 102 S. Goliad Street.

Public hearing was closed at 6:12 p.m.

Board member Moltzan seconded the motion.

With no further discussion, it was voted on and passed 7 to 0.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:13 p.m.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, Texas, this 17th day of November 2011.

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Ron Harper - Acting Chairman
Ron Harper, Chairman

[Signature]
ATTEST

**Historic Preservation Advisory Board Meeting
February 17, 2011**

CALL TO ORDER

The meeting was called to order by Sherry Pittman at 6:06 p.m. with the following members present; Don Williams, Janice Johnson, Herb Moltzan, Sandi Whitley and Jeff West. Ron Harper arrived at 6:09 pm.

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

ACTION ITEMS

- ***Approval of Minutes*** for the August 19, 2010 meeting

Board member Don Williams made a motion to approve the minutes for the August 19, 2010.

Board member Sandi Whitley seconded the motion.

The minutes were approved by a vote of 5-0. (Moltzan Abstained)

- ***Approval of Minutes*** for the January 27, 2011 meeting

Board member Moltzan made a motion to approve the minutes for the January 27, 2011.

Board member Williams seconded the motion.

The minutes were approved by a vote of 6-0.

- Review and Discuss the City of Rockwall Preservation Plan and take any action necessary.

Spencer explained what is being presented in the Preservation Plan. He explained the original historic survey done in 1999 and the survey of downtown properties conducted in 2007. He discussed the landmark properties. He explained PD-50. Spencer stated that Ms. Pittman included some items in the packet and staff is recommending that those items be included.

With no comments from the board members, Chairman Harper made a motion to approve the Preservation Plan with the comments made by Ms. Pittman.

Board member West seconded the motion.

A vote was taken and the motion passed by a vote of 7-0.

Williams inquired whether anything has been done with the 2004 downtown plan. Spencer explained the changes and upgrades that have taken place as a result of the downtown plan. Pittman explained that the economy has a lot to do with the stall in the downtown progress. Moltzan inquired what happens to a building that begins to deteriorate downtown. Spencer explained the different steps that are taken in a case where a building is neglected.

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4 **ELECTION OF CHAIR AND VICE-CHAIR**

6 Spencer explained the responsibility of the Chairperson and the Vice-Chair.

8 Board member Moltzan nominated Ron Harper as Chairman.

8 Board member West seconded the nomination.

10 A vote was taken. The motion passed 6-0. (Harper abstained)

12 Sandi Whitley stated the Vice-chair should have knowledge and experience and
14 inquired of Ms. Pittman whether she would be willing to stay in that role. Ms. Pittman
stated, yes.

16 Board member Whitley nominated Ms. Pittman for Vice-Chair.

16 Board member Williams seconded.

18 A vote was taken. The motion passed 6-0 (Pittman abstained)

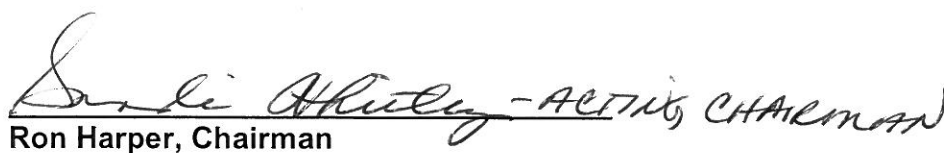
20 Spencer explained the Board's main function. He stated at the next meeting information
should be handed out and an orientation should take place for the new board members.

22 LaCroix stated the next meeting should be a work session to explain to the new members
24 how the board works and what they will be looking for in the cases they review. He stated it would
be a good training session before new cases start to come before the board.

26 **ADJOURNMENT**

28 There being no further business, the meeting was adjourned at 6:31 p.m.

30 **PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY**
32 **BOARD OF THE CITY OF ROCKWALL, Texas, this 14th day of November**
2011.

34  - ACTING CHAIRMAN
36 Ron Harper, Chairman

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ATTEST

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The meeting was called to order by Sherry Pittman at 6:09 p.m. with the following members present, Herb Moltzan, Sandi Whitley and Jeff West. Don Williams arrived at 6:09 pm; Janice Johnson and Ron Harper were absent.

ACTION ITEMS

- Board member Moltzan made a motion to approve the minutes for the February 17, 2011. Board member West seconded the motion. The minutes were approved by a vote of 4-0.

- Historic Preservation Training Work Session

ADJOURNMENT

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, Texas, this 17th day of November, 2011.

Snodi O'Keely - ACTING CHAIRMAN
Ron Harper, Chairman

ATTEST

MINUTES
Historic Preservation Advisory Board Meeting
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
December 15, 2011 @ 6:00 P.M.

I. CALL TO ORDER

The meeting was called to order by Sherry Pittman at 6:00 p.m. with the following members present Elmer Stone, Herb Moltzan, Jay Teinert, and Sandi Whitley. Janice Johnson and Don Williams were not present.

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

II. ACTION ITEMS

- Approval of Minutes for the November 17, 2011 meeting

Board member Stone made a motion to approve the minutes for November 17, 2011.

Board member Moltzan seconded the motion.

The minutes were approved by a vote of 4-0, with Pittman abstaining.

III. ELECTION OF CHAIR AND VICE-CHAIR

Chairman Pittman gave a brief description of the duties of the Chair and Vice-Chair positions.

Board member Moltzan nominated Sandi Whitley for Chair.

The nomination was approved by a vote of 4-0, with Whitley abstaining.

Chairman Pittman nominated Herb Moltzan for Vice-Chair.

The nomination was approved by a vote of 4-0, with Moltzan abstaining.

IV. DISCUSSION ITEMS

- HPAB Objectives for 2012.

LaCroix discussed the responsibilities of the Historical Preservation Advisory Board and described the process for determining the Board's objectives for 2012.

General discussion occurred regarding the board's role and responsibilities and various types of projects that the board may consider.

LaCroix suggested that individual interviews be conducted with each Board member to gain insight as to what objectives might interest them individually. LaCroix informed the

board that at the conclusion of those interviews, staff will collate the information and bring the information back to the Board at the January meeting. The Board would then be able to review and discuss the proposed objectives and select those they will be focused on in the upcoming year. Once this step has been completed, the board could then work toward developing strategies to accomplish the objectives.

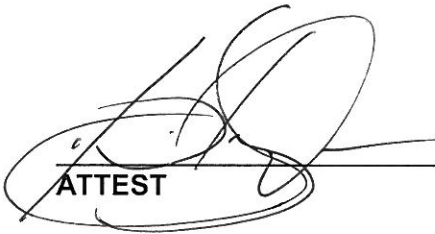
After a brief discussion the board came to a consensus directing staff to begin conducting individual interviews with board members prior to the next HPAB meeting in January.

V. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:39 p.m.

PASSED AND APPROVED BY THE HISTORICAL PRESERVATION ADVISORY BOARD OF THE CITY OF ROCKWALL, Texas, this 19th day of January 2012.


Sandy Whitley, Chairman


ATTEST