

Commissioner Burgamy  
Planning & Zoning  
City of Rockwall, TX

August 31, 2005

Commissioner Burgamy,

The Richard Jordan family moved to 109 St. Mary's Street in May, 1967. The house and property had been sadly neglected. My parents invested much time, energy, and money to return this place to a habitable state and to maintain it. We have loved living in this home and in Rockwall. My mother, Wilma Jordan, now finds that due to changes in family circumstances and health, she must sell her home. Let me explain how the Historic Landmark request is hindering the sale of this home.

First, we were saddened and shocked to learn of the request for historic status, *not* from anyone with the City of Rockwall, or from the Rockwall Historic Preservation Advisory Board (RHPAB), but from one buyer as he withdrew his offer. To date, two potential buyers have cited the landmark status as part of the reason their offers were withdrawn.

Mother immediately called City Hall and was connected to Chris Spencer, City Planner. He stated that the request had been made to the city, that virtually all requests for historic landmark status are approved, even given objections of the property owners. The only "personal" contact we received was *form notices of the public hearing* at RHPAB regarding markers for 109 St. Mary's and 506 Barnes, for August 18, 2005. *No one* from RHPAB has written, or visited Mother to discuss the historic landmark status or its effect on property owners.

We understand that in order to make any exterior changes to a landmarked property, such as: improved driveways, upgrade to central heat and air, addition of covered parking or storage, fencing, swimming pools, etc., the owner must have approval of RHPAB. The board only meets monthly. This approval is in addition to any permits required by the city. Can you imagine anyone buying this property after landmark status is imposed, and facing these delays in preparing the home for their family's safety and pleasure? No, we cannot imagine this, either.

Truly, this unique home at 109 St. Mary's Street merits an historical marker, but please delay this honor until a new owner is able to upgrade the home for his family. Do not impose an historic landmark on Mrs. Jordan.

Sincerely,



Leslie Jordan Hardin for Wilma Jordan  
12805 Dove Field Ln.  
Balch Springs, TX 75180  
972-557-5511

**MINUTES  
ROCKWALL CITY COUNCIL**

September 19, 2005

6:00 p.m. Regular Meeting

City Hall, 385 S. Goliad, Rockwall, Texas 75087

**1. CALL TO ORDER**

Mayor Cecil called the meeting to order at 6:11 p.m. Present were Mayor Bill Cecil and Councilmembers Bob Cotti, Stephen Straughan, Tim McCallum, Margo Nielsen, John King and Matt Scott. Also present were City Manager Julie Couch and City Attorney Pete Eckert.

**2. INVOCATION AND PLEDGE OF ALLEGIANCE – COUNCILMEMBER MARGO NIELSEN**

**3. CONSENT ITEMS**

- a. Consider approval of the Minutes of the August 29, 2005, Special Meeting and take any action necessary.
- b. Consider approval of an **Ordinance** for a city-initiated revision to Article V, District Development Standards of the City of Rockwall Unified Development Code (Ord. No. 04-38), specifically to amend Section 6.6, IH-30 Overlay (IH-30 OV) District; Section 6.8, Scenic Overlay (SOV) District; Section 6.9, SH 66 (SH 66 OV) District; Section 6.10, 205 Bypass Corridor Overlay (205 BY-OV) District; Section 6.11, North SH 205 Corridor Overlay (N-SH 205 OV) District; Section 6.12, East SH 66 Corridor Overlay (E-SH 66 OV) District; Section 6.13, FM 549 Corridor Overlay (FM 549 OV) District; and Section 6.14, SH 276 Corridor Overlay (SH 276 OV) District and take any action necessary. [2<sup>nd</sup> Reading]
- c. Consider approval of an **Ordinance** amending the Sign Ordinance with regard to monument signs and take any action necessary. [2<sup>nd</sup> Reading]
- d. Consider approval of an **Ordinance** amending the Code of Ordinances to provide that there shall be no construction on Thanksgiving Day and Christmas Day and take any action necessary. [1<sup>st</sup> Reading]
- e. Consider approval of an **Ordinance** amending the Sign Ordinance regarding electronic signs and take any action necessary. [1<sup>st</sup> Reading]
- f. **Z2005-025** – Consider continuing until October 3, 2005, the consideration of the approval of a request by Miles Prestemon of Newland Communities for a change in zoning from (Ag) Agricultural district to (PD) Planned Development district on approximately 395.075-acres comprised of Tracts 1 and 2, Abstract 71, W.T. DeWeese Survey, and Tracts 2, 3 and 4, Abstract 131, S. King Survey. The subject property is located along the east side of SH 205, south side of FM 552, west side of Hayes Rd and north side of Quail Run and take any action necessary.
- g. Consider approval of the purchase of two new pumper trucks and take any action necessary.



SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING AN  
EFFECTIVE DATE.

The motion passed unanimously by a vote of 7 ayes and 0 nays.

4. APPOINTMENTS

- a. Appointment with Bruce Payton representing the Chandler's Landing Home Owners Association regarding trees on the I-30 bridge and take any action necessary.

Bruce Paton, 10 Intrepid Circle, Rockwall, Texas, came forward to address the Council. Mr. Paton discussed the proposed tree removal by TXDOT along the I-30 and SH-66 bridges. Ms. Judy Shoneman of 5554 Canada Court, discussed environmental standards and stated that the trees were doing their job by removing pollutants. Paton proposed (1) that there be minimal trimming of the trees for safety; and (2) trimming of vegetation as necessary on the southeast shore to create a view corridor for The Harbor project. Scott Self, 428D Yacht Club Drive, also came forward. Mr. Self stated that only a short area should be trimmed as a pilot project, so the impact could be determined. After discussion, Councilmember Straughan made a motion that the Council recommend to TXDOT the Chandler proposal and Councilmember McCallum seconded the motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.

- b. Appointment with Planning and Zoning Chairman to discuss and answer any questions regarding cases on the agenda and related issues and take any necessary action.

Phillip Herbst discussed the various planning and zoning items on tonight's agenda.

- c. Appointment with Sheri Fowler of Alliance for the Arts regarding status report on hotel/motel funds.

Sheri Fowler, President of the Alliance for the Arts, gave a report on the hotel/motel funds the Alliance had received and thanked the Council for their contribution.

- d. Appointment with Ray Turco regarding the 2005 Citizen Survey and take any action necessary.

Ray Turco gave a brief overview of the results of the 2005 Citizen's Survey.

Appointment with Jeffrey Widmer to discuss potential amendments to the Sign Ordinance regarding signage in the Central Business District and take any action necessary.

Jeffrey Widmer gave a power point presentation on signage in the Central Business District and potential amendments to the sign ordinance. After discussion, Staff was directed to look into signage for the Central Business District and to bring back their recommendations.

- e. Appointment with Shirley Black regarding signage and take any action necessary.

Shirley Green of Green Cottage, 502 N. Goliad, came forward to request additional signage. After discussion, this matter was referred to Staff for action to be brought back to the Council for consideration.

250  
251 Tim Thompson (Applicant)  
252 Realty Capital Corporation  
253 99 Main Street

254 Colleyville, Texas

255 Mr. Thompson talked about the development and that they would be  
256 cleaning up the lake.

257  
258 Chris Dugan  
259 2548 S. FM549

260 Mr. Dugan lives east of the development and is against it because all he  
261 would see is rooftops.

262  
263 Ross Ramsay  
264 637 Stafford Circle

265 Mr. Ramsay spoke in favor of the development.  
266

267 There being no one further to address the Council, Mayor Cecil closed the public  
268 hearing. Councilmember Straughan made a motion to approve the request and  
269 Councilmember King seconded the motion. The ordinance was read as follows:

270  
271 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
272 AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL,  
273 TEXAS AS PREVIOUSLY AMENDED, SO AS TO CHANGE THE ZONING FROM (AG)  
274 AGRICULTURAL DISTRICT TO (PD-63) PLANNED DEVELOPMENT NO. 63  
275 DISTRICT ON AN 139.354-ACRE TRACT KNOWN AS TRACTS 1 AND 7, ABSTRACT  
276 123, A. JOHNSON SURVEY AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT  
277 "A" ATTACHED HERETO; CORRECTING THE OFFICIAL ZONING MAP;  
278 PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO  
279 THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING A  
280 SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; AND  
281 PROVIDING FOR AN EFFECTIVE DATE.

282  
283 The motion passed by a vote of 5 ayes and 2 nays [McCallum and Scott].  
284

- 285 c. H2005-008 – Hold a public hearing and consider approval of an  
286 **Ordinance** for a city initiated request for a Historic Landmark designation  
287 for the Jordan House located at 109 St. Marys Street. The tract is zoned  
288 (SF-7) Single Family and is located outside of the Old Rockwall Historic  
289 District and identified as a "High Contributing Property" within the Historic  
290 survey and take any action necessary. [1<sup>st</sup> Reading]

291 Robert LaCroix discussed the background of this item. This is a "significant property."  
292 The homeowner opposes the designation so it will take a ¾ majority vote to pass. This  
293 matter failed at the Planning and Zoning Commission level by a vote of 3 ayes and 3  
294 nays. Mayor Cecil opened the public hearing and the following persons came forward to  
295 address the Council:

296  
297 Ross Ramsay, Vice Chairman  
298 Historic Preservation Advisory Board

299 Mr. Ramsay stated that the HPAB recommends approval of this designation  
300 and perhaps extending the boundaries of the Historic District.  
301

BOYDSTON ADDITION; AND MORE SPECIFICALLY DESCRIBED HEREIN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

The motion passed unanimously by a vote of 7 ayes and 0 nays.

- e. **Z2005-034** -- Hold a public hearing and consider approval of a request from Annette Lall for approval of a Specific Use Permit to allow for a "Social Service Provider" (specifically a Children's Emergency Shelter) within the (GR) General Retail district, located at 102 North Fannin and 303 East Rusk and take any action necessary.

Robert LaCroix discussed the background of the request. LaCroix stated that they did not receive enough information to be able to recommend this request. There is no adequate site/floor plan or fire safety plan. The Planning and Zoning Commission recommended denial by a vote of 6 ayes and 0 nays and stated that the use is not appropriate for the Downtown area. Mayor Cecil opened the public hearing and the following persons came forward to address the Council:

**Vicki Lovitt (Applicant)**  
**303 E. Rusk**

Ms. Lovitt stated that she is working with an architect and will be meeting him on Wednesday and that she has nothing to bring to the Council tonight. She has no experience in this type of service – she is an RN. When questioned by Councilmember Nielsen, Lovitt stated that she is unaware of any laws regarding the services she wishes to provide.

**Roxanne Langley**

Owns the daycare behind the church. Ms. Langley is concerned about the children who would be housed there – will it be safe for the children she looks after.

**Robert Cook**  
**218 E. Rusk**

Mr. Cook stated that this is not a proper use for this property. Downtown needs revitalized – this would be a step back. He is against the request.

**Janice Hill**  
**532 Anna Cade**

Ms. Hill has a business on the Square and is against the request. Downtown is not an area conducive to children. She does not feel that this has been investigated enough – this is not the place for this type of center/shelter.

**Mary Hanrahan**  
**201 S. Clark**

She is Mayor of Old Town. No one has approached them regarding putting in such a shelter. This is not a good location and there is not enough information to go forward with this request.

which will be shown on the final plat. Councilmember Straughan seconded the motion and the motion passed unanimously by a vote of 7 ayes and 0 nays.

- c. **P2005-031** -- Discuss and consider a request by Richard Hovas of Tipton Engineering, for approval of a preliminary plat for Castle Ridge Estates, being a 72.7396-acre, 194-lot Single Family development. The subject tract is zoned (SF-10) Single Family district situated West of SH 205 and North of Dalton Road (FM 552) and the existing Heritage Heights Single Family subdivision and take any action necessary.

**Robert LaCroix discussed the background of this request. Councilmember McCallum made a motion to approve the request with Staff recommendations but no variance to the 50 foot buffer; no alleys on Lots A, E, F and G and there must be a water feature at the 205 entrance; and the homes must have J-swing garages. Councilmember Straughan seconded the motion and the motion passed unanimously by a vote of 7 ayes and 0 nays.**

## **7. ACTION ITEMS**

- a. Discuss and consider approval of a contract with Dennis Wilson for implementation of the downtown plan and take any action necessary.

**City Manager Julie Couch discussed the background of the request. Councilmember Cotti made a motion to approve the request and Councilmember King seconded the motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.**

- b. Discuss and consider requiring a Special Use Permit for any free standing restaurant of 2000 square feet or less with a drive thru within any overlay district and take any action necessary.

**Councilmember Straughan stated that he brought this matter forward for action by the Council. After discussion, Councilmember Straughan made a motion to require a Special Use Permit (SUP) for any free standing restaurant of 2000 square feet or less with a drive thru in all commercial districts and Councilmember Cotti seconded the motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.**

- c. Discuss and consider plans for Fannin Street improvements and take any action necessary.

**City Engineer Chuck Todd stated that the street would be asphalt with curb and gutter. He is ready to start meeting with the homeowners along Fannin to discuss the construction of the improvements. No motion was necessary, but Todd was given the authority to move ahead with this project.**

- d. Discuss and consider the City of Rockwall's proposed Operating Budget for the period October 1, 2005 through September 30, 2006, and the Amended Budget for October 1, 2004 through September 30, 2005, and take any action necessary.

**Finance Director Mary Smith discussed the proposed budget. Councilmember Cotti made a motion to approve the budget and Councilmember Nielsen seconded the motion. The motion passed by a vote of 5 ayes and 2 nays [McCallum and Straughan].**

Council at the Council/Staff Retreat for further action. Councilmember Cotti seconded the motion. The ordinance was read as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, SETTING COUNCIL COMPENSATION, PURSUANT TO SECTION 3.03 OF THE CHARTER; PROVIDING A REPEALER CLAUSE; PROVIDING AN EFFECTIVE DATE.

The motion passed unanimously by a vote of 7 ayes and 0 nays.

There being no further business to come before the Council, Mayor Cecil adjourned the meeting into Executive Session at 12:07 a.m.

**8. HOLD EXECUTIVE SESSION UNDER SECTIONS 551.071, 551.072, 551.074 AND 551.086 OF TEXAS GOVERNMENT CODE TO DISCUSS:**

- a. Deliberation regarding the purchase, exchange, lease, or value of real property.
- b. Personnel Issues, including Board, Commission, and Committee Appointments, and Related Matters – including Youth Advisory Council and grant personnel.
- c. Commercial or financial information regarding business prospects that the City seeks to have locate, stay, or expand in or near the territory of the City of Rockwall and with which the Board is conducting economic development negotiations.
- d. City of Rockwall vs. Vester T Hughes, Jr. as sole independent Executor of the Estate of W.W. Caruth, Jr., deceased.
- e. Liability arising out of actions taken on agenda items for which it is the ethical duty of the City's attorneys to advise the Council.
- f. Pursuant to Section 551.071(2) of the Open Meetings Act: Consultation with attorney with regard to a matter that it is the duty of the attorney to consult with the Council and falls under the attorney-client privilege.

**9. TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION**

Councilmember Cotti made a motion to appoint Steve Markee to the Building and Standards Commission to replace Carol Hawkins. Mayor Cecil seconded the motion and the motion passed unanimously by a vote of 7 ayes and 0 nays.

Councilmember Cotti made a motion to appoint Jason Potts to the Historic Preservation Advisory Board and Councilmember Straughan seconded the motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.

Mayor Cecil made a motion to appointment Councilmembers McCallum and King and himself to a subcommittee to research ways to streamline our council meetings and Councilmember Scott seconded the motion. The motion passed unanimously by a vote of 7 ayes and 0 nays.



**MINUTES  
ROCKWALL CITY COUNCIL**

**September 19, 2005**

**3:30 p.m. Pre-Council Meeting**

**City Hall, 385 S. Goliad, Rockwall, Texas 75087**

**1. TOUR CINEMARK AT THE HARBOR (3:30 p.m.)**

Mayor Cecil called the meeting to order at 4:30 p.m. Present were Mayor Bill Cecil and Councilmembers Bob Cotti, Stephen Straughan, Tim McCallum, Margo Nielsen, John King and Matt Scott. Also present were City Manager Julie Couch and City Attorney Pete Eckert. Mayor Cecil immediately adjourned into Executive Session.

**2. HOLD EXECUTIVE SESSION UNDER SECTIONS 551.071, 551.072, 551.074 AND 551.086 OF TEXAS GOVERNMENT CODE TO DISCUSS:**

- a. Deliberation regarding the purchase, exchange, lease, or value of real property.
- b. Personnel Issues, including Board, Commission, and Committee Appointments, and Related Matters – including Youth Advisory Council and grant personnel.
- c. Commercial or financial information regarding business prospects that the City seeks to have locate, stay, or expand in or near the territory of the City of Rockwall and with which the Board is conducting economic development negotiations.
- d. City of Rockwall vs. Vester T Hughes, Jr. as sole independent Executor of the Estate of W.W. Caruth, Jr., deceased.
- e. Liability arising out of actions taken on agenda items for which it is the ethical duty of the City's attorneys to advise the Council.
- f. Pursuant to Section 551.071(2) of the Open Meetings Act: Consultation with attorney with regard to a matter that it is the duty of the attorney to consult with the Council and falls under the attorney-client privilege.

**3. TAKE ANY ACTION AS RESULT OF EXECUTIVE SESSION**

**No action was taken as a result of Executive Session.**

**4. PRE-COUNCIL DINNER.**

**The pre-council meeting adjourned at 5:55 p.m.**

**Approved by the City Council of the City of Rockwall, Texas, this \_\_\_\_\_ day of November, 2005.**

**ATTEST:**

\_\_\_\_\_  
**William R. Cecil, Mayor**

\_\_\_\_\_  
**Dorothy Brooks, City Secretary**

August 25, 2005

Dear Marge,

Thank you for understanding that this is not an appropriate time for me or for a buyer, to have to contend with a historical marker. Naming the house for us "newcomers" would not ease the pain. Our family does not want the house to be named for us.

I can share information Mrs. Mattie (Spong) Parker from the Methodist Church wrote for me about the homes at 109 St. Mary's Street and 506 Barnes Street, and some verbal history related by Mrs. Maggie Florence Fincher Underwood, who was our neighbor at 506 Barnes Street.

The Carters, from Lufkin, in East Texas, came here to start Rockwall's first lumber company, and had the house at 109 St. Mary's Street built as their home. According to the Spafford family, Joe Spafford's father was the builder. That is logical, because about that time he also built the Spafford home on North Goliad Street, where Joe was born, and where Joe and Christine raised their family.

When the Carter's lumber company became successful, it was sold, and the Carters moved to another small town to start another lumber business; they took "only their wardrobe and their chamber pot," according to Mrs. Parker. Mrs. Carter loved the Rockwall people, and the house, and wished they could remain here.

The Chandler family lived in this house for a time, then moved west to Abilene. Miss Mattie Parker could not remember who lived here next.

My dear, longtime neighbor, Mrs. Maggie Florence (Fincher) Underwood, told me that in her childhood she attended a wedding in this house for her aunt. Mr. Boydston gave the home to his bride as a wedding gift. Mrs. Boydston died young, so that family did not live long on St. Mary's Street. How I wish I had made notes about what Maggie told me!

Mrs. Underwood was born in a home where the current Post Office is located. She moved to New Mexico with her parents due to her father's tuberculosis. When Mr. Fincher died in 1911, she and her mother returned to Rockwall. With Mrs. Fincher's mother, Mrs. Thompson, they bought the home at 506 Barnes Street. Maggie lived there until her death, the day after her 99th birthday. That street did not have a name initially, and was called the "short street." One day when Maggie's husband, J. A. Underwood, was paying his taxes, the county clerk said, "I have always wanted a street named after me." Since then, it has been Barnes Street.

The next family which Mrs. Parker could recall living at 109 St. Mary's was the Will Wades. They soon moved to Taiban, New Mexico. Miss Mattie wrote, "In 1906, Sam Spong took Jennie to Taiban for her health. She married (illegible)."

Charlie Coates bought the house for his family, so they would be nearer school. On Armistice Day, church bells tolled and whistles blew in celebration of the end of WWI, but the Coates family was mourning the death of a daughter from 'flu.

The Coates sold the house to Forest Jones and his wife, who had two daughters, Lillian and Anna Dean. Mr. Jones was a successful insurance man, and owned farm land. Their servants lived in quarters on the property, near the old metal tool shed currently there. We found the old bois d'arc foundation blocks still in place when we bought the house.

Judge Bill Lofland's mother told me that she roomed with the Jones family while she was in college. The house since that time has always been called "the old Jones house." The Jones family had the star design originally found in front and back doors, replaced on the front door with the letter "J," and there it remains. Mr. Jones kept the house in perfect condition.

He installed electric lights under the house, and jacks placed, for convenience in keeping it level.

The Jones' daughter, Anna Dean, married one of the Coates' sons, and they lived on a farm east of town. When Mr. Jones died, his widow lived at 109 St. Mary's, alone. The home was left vacant, and fell into bad shape, after Mrs. Jones' death. Later, Anna Dean Coates moved back to the house and rented out rooms. According to Mrs. Underwood, the city had to send tractors to mow the undergrowth a couple of times a year. The property was very neglected from the time of Mr. Jones' death. We purchased the home at 109 St. Mary's Street from Anna Dean Coates, in 1967.

Mrs. Mattie Parker wrote that her parents, the Spongs, gave the home at 506 Barnes Street (the "short street") to her and Mr. Parker as a wedding gift. I don't know when the Parkers moved from there, but it was prior to 1911. Mrs. Mattie stated that the home had formerly been a Baptist parsonage, and the church ladies pieced quilts to earn money for the cistern. (All the time I knew "Miss Mattie," she lived on the east side of Fannin Street, across from the Christian Church, which is now a wedding chapel.)

According to Maggie Underwood, the house at 506 Barnes is older than my home. Maggie also stated that Miss Mattie was related to the people living at 109 St. Mary's (a connection between the Wades and Spongs--both families went to Taiban, NM, at similar times?).

I hope this helps, and makes interesting, your research about 109 St. Mary's and 506 Barnes.

Regards,

*Wilma Jordan*  
Wilma Jordan

Response of the Wilma Jordan Family to the Rockwall Historic Preservation Advisory Board,  
Nomination of the Home at 109 St. Mary's Street for Historic Marker and Status  
August 18, 2005

We appreciate the nomination of the Jordan Home at 109 St. Mary's Street for a historic marker.

Mother lived in the home here in Rockwall, raised her family, and made many improvements to the home, since May of 1967. Due to changes in family status and health, she has placed the home on the real estate market since June of this year.

Mother was notified *by a potential buyer* that her home had been nominated for a historic marker. The gentleman withdrew his offer to buy her home, partially based on the fact that the home had been nominated. To date, *two offers* have been withdrawn to buy her home.

The historic marker for such a unique home would be much more appropriate *after* the sale and renovation of the property, when the *new owner* could seek such an honor. Therefore, we respectfully decline the nomination for the historic marker.

*Wilma Jordan*  
\_\_\_\_\_  
*Wilma Jordan*

Hello. I am Wilma Jordan, of 109 St. Mary's Street, Rockwall. I am not a public speaker, but what I have to say is important. I want the Mayor and each Councilman to have these copies, to insure your understanding.

I am somewhat familiar with historical markers. As a fifth-generation Texan from Lamar County, I voluntarily send annual support for the historic cemetery where my ancestors are buried, near Powderly. One of the oldtimer's graves there bears an historic landmark.

When my husband, Richard, and I moved our four young children here in 1967, there were many, many problems with this property. We spent uncountable hours and days just getting the house clean enough inside to bring our children here. We optimistically hoped we could *quickly* restore this home.

The plumbing was horrible. Old wallpaper and canvas hung in dusty shreds. Some floors were rotten and stinky. The exterior of the house had not been painted or maintained in many years--we scraped the whole exterior, treated with linseed oil, undercoating and paint. Roofing had to be removed and replaced. We were very fortunate to salvage some scraps of the original trim placed for Mr. Carter, who had the home built in 1887 or '88. We had to build some window screens and door screens. The yard was a tangle of privet "shrubs" which would have qualified as trees, ancient hackberry trees, massive honeysuckle vines, and poison ivy. A family of barn owls lived between the two floors of bathrooms. There is still no garage--the original carriage house had been on land next door which was sold to the Smartt family prior to our purchase of the house.

Even after nearly forty years of living in this home and constantly maintaining the leveling nearly annually, and two roof jobs, and repainting three times, there are many things to do to restore this home. Richard painstakingly drew plans of the original pieces of gingerbread trim we had saved, and had some replacements made. He spent hours in painting these detailed replicas, until he became ill in 2002. Our younger son, Arthur, applied some of the gingerbread to the front porch, so Richard could admire this from his wheelchair before he died. Just this month I have invested nearly \$2,000.00 in plumbing to meet city code. We certainly have no plans for this historic property to be destroyed.

I need to sell this home now, due to health and family changes. Since the home went on the market in June of this year, only two offers have been received. At the time of the first withdrawal, I was shocked and dismayed to learn from the buyer that someone wanted to place an historic landmark on my property. The potential buyer emphasized that the landmark was a big detriment in his consideration to purchase.

I called City Hall to find out what was going on. Mr. Spencer returned my call, and explained a little of the process of the Historic Landmark. ***To date, no one from the Historic Preservation Advisory Board has written personally to me, nor have they obtained my telephone number from close neighbors the Rickards or the Migneaults. I am very disappointed with this lack of feeling regarding my property and other people's plans for it.***

Our second offer to buy was withdrawn as well, and that gentleman indicated that one of his concerns was the landmark and the difficulty involved in securing not only routine city permits, but the certificate of appropriateness from the Historic Board.

We really tried our best to get the dilapidated house in good shape, and for inexperienced do-it-yourselfers, we did get it to a liveable state. Please wait until we, or new owners, request the historic landmark.

*Wilma Jordan*



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*Wilma Jordan*

## Legal Notices

## Legal Notices

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**- PUBLIC NOTICE -**

The City of Rockwall Planning and Zoning Commission will hold a public hearing on **Tuesday, September 13, 2005** at 6:00 p.m. in the Council Chambers at Rockwall City Hall, 385 South Goliad, Rockwall, Texas, and the Rockwall City Council will hold a public hearing on **Monday, September 19, 2005** at 6:00 p.m. in the Council Chambers at Rockwall City Hall, 385 South Goliad, Rockwall, Texas, to consider the following items:

**Z2005-030**

Continue a public hearing and consider a request by Tim Thompson of Realty Capital Corporation for approval of a change in zoning from (Ag) Agricultural district to (PD) Planned Development district to accommodate development of a single-family residential community on 139.354-acres known as Tracts 1 and 7, Abstract 123, A. Johnson Survey and located along the north side of S FM 549, east of SH 205 and west of Lofland Lake.

**Z2005-034**

Hold a public hearing and consider a request from Annette Lall for approval of a Specific Use Permit to allow for a "Social Service Provider" (specifically a Children's Emergency Shelter) within the (GR) General Retail district, located at 102 North Fannin and 303 East Rusk.

**Z2005-035**

Hold a public hearing and consider a request by Jeff Linder of Kimley-Horn and Associates, Inc., for a specific use permit (SUP) allowing for a drive-through window as an accessory to a restaurant (Panda Express) on Lot 4, Block A, Horizon Ridge Addition, being a 0.7890-acre tract zoned (PD-9) Planned Development No. 9 district allowing for "GR" General Retail uses and located at the southeast corner of the Ridge Road and Horizon Road Intersection.

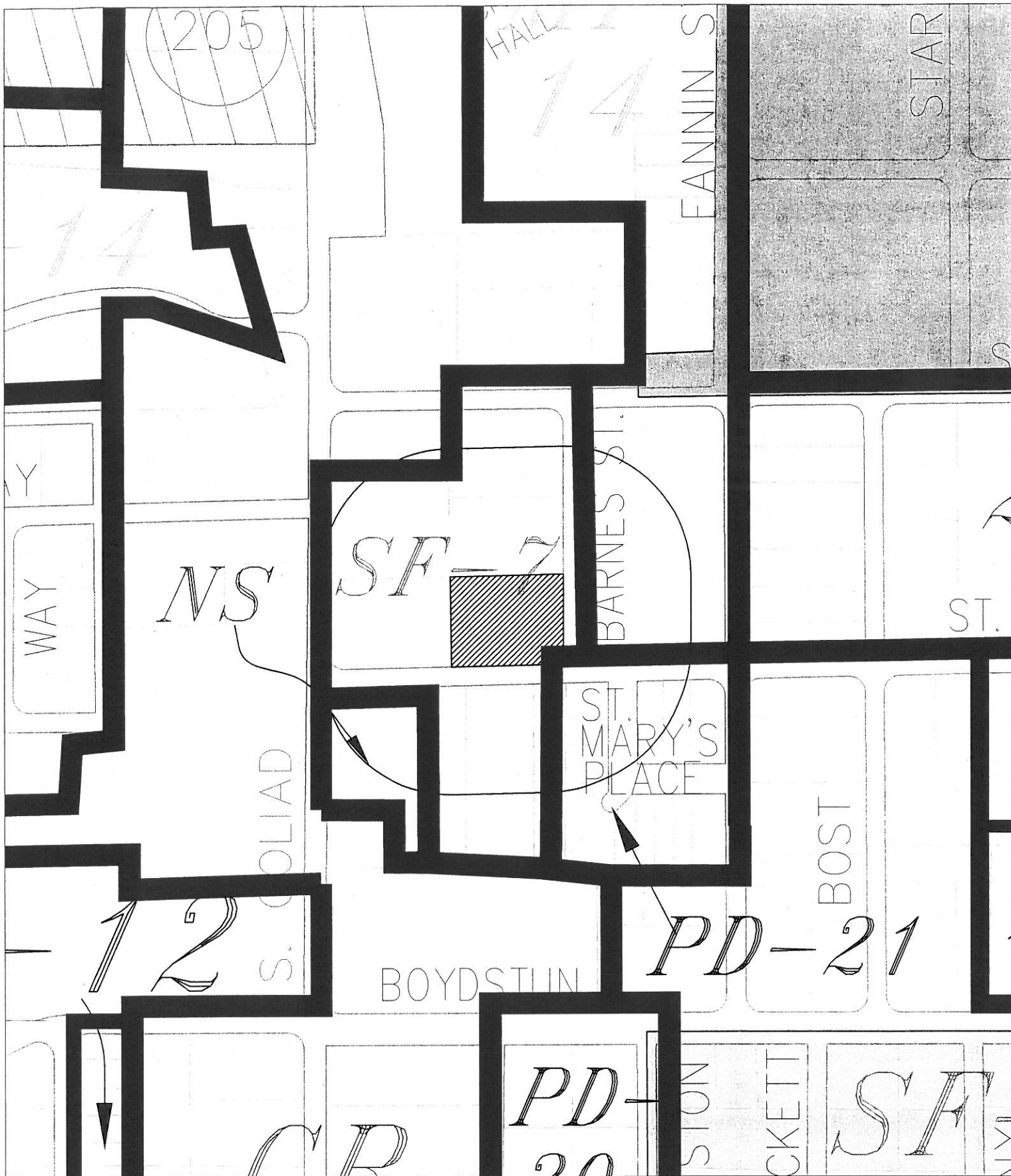
**H2005-008**

Hold a public hearing and consider a city initiated request for a Historic Landmark 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.

**H2005-009**

Hold a public hearing and consider a city initiated request for a Historic Landmark designation for the Migneault House located at 506 Barnes. 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.

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



H2005-008

109 St. Marys Street  
Landmark



1" = 200'



# CITY OF ROCKWALL

at Rockwall CityPlace

## **Public Notice**

The City of Rockwall Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/13/2005 at 6:00 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas and the Rockwall City Council will hold a public hearing on **Monday, 9/19/2005 at 6:00 p.m.** in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

### **H2005-008: 109 St Marys St**

*Hold a public hearing to consider a city initiated request for a Historic Landmark 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" with in the Historic survey.*

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure that your comments are included in the information sent to the Planning and Zoning Commission, please return the completed form below by 8/10/2005 to:

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

---

### **Case number: H2005-008**

**Please place a check mark on the appropriate line below:**

\_\_\_\_\_ I am in favor of the request for the reasons listed below 14

\_\_\_\_\_ I am opposed to the request for the reasons listed below

---

---

---

---

Your Name: \_\_\_\_\_

Rockwall Property Address: \_\_\_\_\_

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

**Spencer, Chris**

**From:** MY3B@aol.com  
**Sent:** Tuesday, August 30, 2005 4:03 PM  
**To:** Spencer, Chris  
**Cc:** lrhardin@netscape.com  
**Subject:** 109 Saint Mary

109 SAINT MARY ST, ROCKWALL, TX. 75087-4017 Rockwall County

---

**General Property Description**


---

Improved SqFt: 2,624	School District: ROCKWALL ISD	Zo
Built:	Bedrooms:	Stor
Remodeled:	Total Rooms:	MLS Ar
Baths: 0/0	Map Page/Coord: 2-3	MLS Sub Ar
Subdivision: B F BOYDSTON		Census Tract/Blc

---

**Land Characteristics**


---

Acreage: 0.4000	Land SqFt: 17,250	Depl
Land Use: RESIDENTIAL (SF, 5 AC OR LESS) - A1		Fro
Panel:	Flood Zone:	Floodwa
Latitude:	Longitude:	

---

**County Appraisal District Property Values**


---

2004	Change (%)	2003	Change (%)
Total Value: \$106,720	\$0 (0%)	\$106,720	\$3,190 (3%)
Imprv: \$71,720		\$82,720	
Land: \$35,000		\$24,000	
Total Taxes: \$2,764.80	(\$2.88) (0%)	\$2,767.68	
Parcel ID: 31400117000A000R	Card: 1	Lot: A	

Short Parcel ID: R14394

CAD Mkt Val: \$106,720	Exempt Status: HOMESTEAD-SURV SP	Block: 1
Legal Desc: B F BOYDSTON, BLOCK 117, LOT A		

---

**Property Characteristics**


---

Foundation: PIERS	Swimming Pool: No	Heat:
Fireplace: No	Roof: COMP SHNG	Misc2: HARDW
Air Cond.:	Garage Sq Ft: 0	
Exterior Walls: WOOD SDNG	Style:	Misc5:
Misc3:	Misc1: TEXTONE	Misc4:



---

**Deed and Sales Information**

---

Last Sold:	Sales Amt:	
Last Deed Date: Dec 2002	Loan Amount:	Lender

---

**Taxpayer Information**

---

Name: JORDAN WILMA D  
Address: 109 SAINT MARY ST ROCKWALL, TX 75087-4017

---

**Owner Information**

---

Name: JORDAN WILMA D  
Address: 109 SAINT MARY ST ROCKWALL, TX 75087-4017

 Right-click here to download pictures. To help protect your privacy, Outlook prevented automatic download of this picture from the Internet.


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### **Additional Improvements**

**109 SAINT MARY ST, ROCKWALL, TX. 75087-4017**

**Parcel ID: 31400117000A000R**

<b>Card</b>	<b>Description</b>	<b>Area</b>	<b>Class</b>	<b>Year Built</b>	<b>Value</b>	<b>Condition</b>
1	MAIN AREA	1152	AW4		32320	
1	OPEN PORCH	196	AW4		1100	
1	OPEN PORCH	343	AW4		1920	
1	SCR PORCH	128	AW4		900	

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### School Report

Found 6 schools within 2 miles.


The information listed below has been obtained from the TEA website. The correct school attendance zone that applies to this property should be verified with the appropriate school district.

**Data obtained from the Texas Education Agency.**  
For more information visit <http://www.tea.state.tx.us/>

District	School	School Address	Contact	School Information
ROCKWALL ISD (972) 771-0605	GRACE HARTMAN ELEMENTARY REGULAR INSTRUCTIONAL	1325 PETALUMA DR ROCKWALL, TX , 75087	Tel: (972) 772-2080 Fax: (972) 772-2080	Grades: KG-6 Enrollment: 381 <b>Report</b>
ROCKWALL ISD (972) 771-0605	HOWARD DOBBS EL REGULAR INSTRUCTIONAL	101 S CLARK ST ROCKWALL, TX , 75087-2562	Tel: (972) 771-5232 Fax: (972) 771-5232	Grades: EE-6 Enrollment: 595 <b>Report</b>
ROCKWALL ISD (972) 771-0605	J W WILLIAMS MIDDLE REGULAR INSTRUCTIONAL	625 FM 552 ROCKWALL, TX , 75087	Tel: (972) 771-8313 Fax: (972) 771-8313	Grades: 7-8 Enrollment: 882 <b>Report</b>
ROCKWALL ISD (972) 771-0605	NEBBIE WILLIAMS EL REGULAR INSTRUCTIONAL	350 DALTON RD ROCKWALL, TX , 75087-7061	Tel: (972) 772-0502 Fax: (972) 772-0502 <a href="mailto:awilson@rockwallisd.org">awilson@rockwallisd.org</a>	Grades: KG-6 Enrollment: 462 <b>Report</b>
ROCKWALL ISD (972) 771-0605	ROCKWALL H S REGULAR INSTRUCTIONAL	901 YELLOW JACKET LN ROCKWALL, TX , 75087-4839	Tel: (972) 771-7339 Fax: (972) 771-7339	Grades: 10-12 Enrollment: 1,982 <b>Report</b>
ROCKWALL	VIRGINIA	615 HIGHLAND	Tel: (972) 771-5247	Grades: KG-6

ISD (972) 771- 0605	REINHARDT EL REGULAR INSTRUCTIONAL	DR ROCKWALL, TX , 75087- 2834	Fax: (972) 771-5247 <a href="mailto:klavene@rockwallisd.org">klavene@rockwallisd.org</a>	Enrollment: 425 <b><u>Report</u></b>
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 Right-click here to download pictures. To help protect your privacy, Outlook prevented automatic download of this picture from the Internet.

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### Deed History Report

**109 SAINT MARY ST, ROCKWALL, TX. 75087-4017**  
Parcel ID: 31400117000A000R

Deed Description	Grantor	Grantee
File: File Date: 11 Dec 2002 Inst Code: CTY Book/Page: 01-342-02/ Inst Date: 11 Dec 2002 Amount:		

 Right-click here to download pictures. To help protect your privacy, Outlook prevented automatic download of this picture from the Internet.



 Right-click here to download pictures. To help protect your privacy, Outlook prevented automatic download of this picture from the Internet.

## Demographics Report

Based on 2000 Census Information \* Shrink left/right margins when printing.

### Household Income 75087 in Rockwall County

Median	<\$10,000	\$10,000- \$19,999	\$20,000- \$29,999	\$30,000- \$39,999	\$40,000- \$49,999	\$50,000- \$59,999	\$60,000- \$74,999	\$75,000- \$99,999	\$100,000- \$149,999	\$150,000- \$199,999	>\$199,999
<b>\$65,950</b>	<b>217</b>	<b>429</b>	<b>390</b>	<b>562</b>	<b>486</b>	<b>487</b>	<b>756</b>	<b>1,082</b>	<b>911</b>	<b>274</b>	<b>236</b>

### Marital Status for the Population 15 Years and Older

Sex	Population	Never Married	Married	Separated	Other	Widowed	Divorced	Households Total	# of Persons in Household 1	2	3	4	5	6+
Male	6,160	1,376	4,122	64	133	87	378	<b>5,830</b>	982	2,011	992	1,125	507	213
Female	6,598	1,030	4,078	132	127	561	670							
Totals	<b>12,758</b>	<b>2,406</b>	<b>8,200</b>	<b>196</b>	<b>260</b>	<b>648</b>	<b>1,048</b>							

### Population

### Age

Sex		0-9	10-15	16-20	21-29	30-39	40-49	50-59	60-69	70-79	>79
Male	8,247	1,233	1,021	580	670	1,156	1,472	1,058	667	286	104
Female	8,409	1,120	843	510	662	1,387	1,469	1,032	625	425	336
Total	16,656	2,353	1,864	1,090	1,332	2,543	2,941	2,090	1,292	711	440

### School Enrollment and Type of School for the Population 3 Years and Older

Sex	Pre-Primary		Grades 1-4		Grades 5-8		Grades 9-12		College-Undergrad		Graduate		Not Enrolled
	Public	Private	Public	Private	Public	Private	Public	Private	Public	Private	Public	Private	
Male	201	154	454	70	648	63	509	33	339	70	33	29	5,302
Female	193	127	433	67	535	56	506	19	195	82	55	34	5,843
Totals	<b>394</b>	<b>281</b>	<b>887</b>	<b>137</b>	<b>1,183</b>	<b>119</b>	<b>1,015</b>	<b>52</b>	<b>534</b>	<b>152</b>	<b>88</b>	<b>63</b>	<b>11,145</b>

### Educational Attainment for the Population 25 Years and Older

Sex	No School	<9th Grade	9th-12th no diploma	HS. Graduates	Some College	Associate Degree	Bachelor Degree	Graduate Degree
Male	37	181	273	751	1,243	359	1,569	721
Female	3	184	454	1,339	1,505	311	1,331	552
Totals	<b>40</b>	<b>365</b>	<b>727</b>	<b>2,090</b>	<b>2,748</b>	<b>670</b>	<b>2,900</b>	<b>1,273</b>

### Occupation for the Employed Civillian Population 16 Years and Older

Sex	Managers	Computer Occupations	Architects & Engineers	Social Services	Legal	Education & Arts	Healthcare	Protective Services	Other Services	Sales & Admin	Farming & Fishing	Construct. & Produc.
Male	2,309	231	221	107	38	257	614	245	174	975	22	949
Female	1,854	80	0	83	62	623	439	39	320	1,257	0	167
Totals	<b>4,163</b>	<b>311</b>	<b>221</b>	<b>190</b>	<b>100</b>	<b>880</b>	<b>1,053</b>	<b>284</b>	<b>494</b>	<b>2,232</b>	<b>22</b>	<b>1,116</b>

### Means of Transportation to work 16 Years and Older

Car, Truck or Van	Public Transportation											
Drove Alone	Bus	Carpooled	Streetcar	Subway or Elevated	Railroad	Ferry	Taxi	Motorcycle	Bicycle	Walked	Other	Worked at Home
6,975	631	94	0	0	0	0	0	8	0	100	18	430

# Travel Time to Work for Workers

16 Years and Older (in Minutes)

Work at Home	0-9	10-19	20-29	30-39	40-59	>60
430	1,229	1,453	1,126	1,466	1,844	708

# Private Vehicle Occupancy for Workers

16 Years and Older (# in Car, Truck, Van)

Alone	2	3	4	5 or 6	7+	Other
6,975	478	96	46	11	0	650

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## Neighbors Report

3 closest homes in the neighborhood.

### MERRITT P CRAIG JR

108 SAINT MARY ST

ROCKWALL, TX.75087-4018

Bedrooms:      Bathrooms: 0/0

Impr SqFt: 1,149   Lot (SqFt): 22,100

Year Built:      Assessed: \$77,520

### PEOPLES BILLY W

106 SAINT MARY ST

ROCKWALL, TX.75087-4018

Bedrooms:      Bathrooms: 0/0

Impr SqFt: 1,228   Lot (SqFt): 22,172

Year Built:      Assessed: \$82,650

### SMARTT NAN L & JULIANA BOND

101 SAINT MARY ST

ROCKWALL, TX.75087-4017

Bedrooms:      Bathrooms: 0/0

Impr SqFt: 0   Lot (SqFt): 13,504

Year Built:      Assessed: \$30,000

 Right-click here to download pictures. To help protect your privacy, Outlook prevented automatic download of this picture from the Internet.

**Spencer, Chris**

**From:** MY3B@aol.com  
**Sent:** Tuesday, August 30, 2005 4:15 PM  
**To:** Spencer, Chris  
**Cc:** lrhardin@netscape.com  
**Subject:** Updated as of 8-30-05

## Updated per Chris Spencer city of Rockwall Planning/Zoning.

MLS# 10355326 Active 109 SAINT MARY ST ROCKWALL\* 75087-4017\* LP: \$179,000

**Category: Residential** Type: Single Orig  
 Family \$179,  
 Area: Map: Also For Lease: Low  
 34/2 DA/020C/Q No  
 Subdv: B F BOYDSTON\* Lst \$ / S  
 \$65

Right-click here to download pictures. To help protect your privacy, Outlook prevented automatic download of this picture from the Internet.

County: ROCKWALL Parcel ID: 31400117000A000F  
 Legal: B F BOYDSTON, BLOCK 117, MultiParcel:  
 LOT A  
 Lot: A\* Blk: 117\* MUD Dst:

Bedrooms: 3 Tot Baths: 2.1 Liv Areas: 2 Dining Area: 2 Story: 2 Pool:

Fireplaces: 1 Full Baths: 2 Levels- 1st: 1 2nd: 1 3rd: Bsm

Sec Sys: No Half Baths: 1 Levels- 1st: 1 2nd: 1 3rd: Bsm

SqFt: 2,738 / Appraiser Yr Blt: 1900 / Preowned HdcpAm:

# Gar Spaces: 0 Gar # Carport Cvr  
 Size: Spaces: 0 Park:

Acres: 0.4 Lot Dimen: 115X150 Will Subdiv:

Media: 0 / 0 / PAR: Y HOA: None HOA Dues: \$ /

School Dist: ROCKWALL ISD

Bus: Yes Type: E Name: DOBBS

Bus: Yes Type: M Name: WILLIAMS

Bus: Yes Type: H Name: ROCKWALL Study:

Bus: Yes Type: H Name: ROCKWALL Utility: 7X5 / 1

Living 1: 19X15 / 1 Dining: 17X15 / 1 Mstr BR: 12X15 / 2

Living 2: 15X15 / 1 Breakfast: 9X15 / 1 Bedroom 2: 15X17 / 2

Living 3: Kitchen: 9X15 / 1 Bedroom 3: 15X17 / 2

Other Rm: 15X9 / 1 Bedroom 4:

Other Rm: Bedroom 5:

<b>Housing Type</b> Single Detached	<b>Soil</b> Other	<b>Street/Utilities</b> City Sewer City Water	<b>Other</b> <b>Flooring</b> Other	<b>Showing</b> Courtesy Call (Appt Svc)
<b>Style of House</b> Victorian	<b>Construction</b> Siding	<b>Interior Features</b> Other	<b>Heating/Cooling</b> No Air	
<b>Lot Size/Acreage</b> .5 Acre to .99 Acre	<b>Foundation</b> Bois dArc	<b>Bed/Bath</b> Features	Window Unit	
<b>Lot Description</b> Irregular	<b>Roof</b> Composition	Split	<b>Assumption Info</b> Not	
<b>Exterior</b> <b>Features</b> Patio Open	<b>Parking/Garage</b> Rear	<b>Kitchen</b> <b>Equipment</b> Other	<b>Possession</b> Negotiable	
		<b>Utility Room</b>		

Property Description: Turn of the Century Victorian Home. Wrap around Porches situated on a over -sized lot. Large rooms and fantastic woodwork. Floorplan serves great Residential use. Location is in the Heart of Rockwalls historic district. See the Parades down Goliad Directions: Goliad to Saint Mary and Barnes.

Private Remarks: Gingerbread accents and authentic Victorian Doors. Transom Windows to light Great kitchen has room to roam. Staircase that leads to a landing and 3 bdrm

**Intra Office Remarks:** Seller Motivated to sell quickly. All offers are to be submitted through Sam Musso. Call 214-562-1852. House needs work.

Loan Type:	Treat As Clear	Bal:\$	Equity:\$	Int Rate: %	Pmt Type:	Payment: \$
			179,000			
<b>Lender:</b>		Orig Date:		2nd Mortg:	No	Unexempt Taxes: \$
						2,764*

SAC: 0%	BAC: 3%	Var: N	List Type: Exclusive Right to Sell/Lease	DOM: 42	LD: 7/19/2005	XD: 12/24/2005
---------	---------	--------	--	---------	---------------	----------------

LO: RMFP01 1st (972)412-4663

Fax: (972)412-1717

Brk Lic#: 0428840

LO Addr: 10501 N. Central  
Expwy Suite 311 Dallas, TX 75231  
LA: 0428840 Sam (214)562-1852  
Musso

Off email:

LO Website:  
<http://1stAgents.com>

Fax: (972)412-1717

Agnt Cell Phone:

LA Email: [MY3B@aol.com](mailto:MY3B@aol.com)

LA Website:  
<http://www.homes1st.net>

Agnt Voice Mail:

Preferred Title Co: (972) 771-1616  
American Title

Loc: Rockwall

Agent Other: (214) 562-1852

Call: CSS Appt: (817) 858-0055 X: Owner Name: See Agent

Keybox #: 7777 Seller Type: Owner Occupancy:

Show Instr: KB-Call CSS

**Owner Permission to Video:**

Prepared By: Sam Musso / 1st Properties  
----- Information herein deemed reliable but not guaranteed. -----  
Copyright: 2005 by North Texas Real Estate Info. Systems,

Agent Full Report

Page 1 of 1

MLS# 40355326 Active 109 SAINT MARY ST ROCKWALL\* 75087-4017\* LP: \$179,000

No picture available.

Category: Residential Type: Single Family Orig LP: \$179,000  
 Area: 34/2 Map: DA/020C/Q Also For Lease: No Low: \$0  
 Subdv: B F BOYDSTON\* Lst \$ / SqFt: \$65.38  
 County: ROCKWALL Parcel ID: 31400117000A000R  
 Legal: B F BOYDSTON, BLOCK 117, LOT A MultiParcel: No  
 Lot: A\* Blk: 117\* MUD Dst: No

Bedrooms: 3 Tot Baths: 2.1 Liv Areas: 2 Dining Area: 2 Story: 2 Pool: No  
 Fireplaces: 1 Full Baths: 2 Levels-1st: 1 2nd: 1 3rd: Bsmt:  
 Sec Sys: No Half Baths: 1 Levels-1st: 2nd: 1 3rd: Bsmt:

SqFt: 2,738 / Appraiser Yr Blt: 1900 / Preowned HdcpAm: No  
 # Gar Spaces: 0 Gar Size: # Carport Spaces: 0 Cvr'd Park: 0  
 Acres: 0.4 Lot Dimen: 115X150 Will Subdiv: No  
 Media: 0 / 0 / 0 PAR: Y HOA: None HOA Dues: \$ /

School Dist: ROCKWALL ISD

Bus: Yes Type: E Name: DOBBS  
 Bus: Yes Type: M Name: WILLIAMS  
 Bus: Yes Type: H Name: ROCKWALL  
 Bus: Yes Type: H Name: ROCKWALL

Living 1: 19X15 / 1 F Dining: 17X15 / 1 Mstr BR: 12X15 / 2  
 Living 2: 15X15 / 1 Breakfast: 9X15 / 1 Bedroom 2: 15X17 / 2  
 Living 3: Kitchen: 9X15 / 1 Bedroom 3: 15X17 / 2  
 Study: Other Rm: 15X9 / 1 Bedroom 4:  
 Utility: 7X5 / 1 Other Rm: Bedroom 5:

Housing Type	Soil	Street/Utilities	Other	Showing
Single Detached	Other	City Sewer	Flooring	Courtesy Call (Appt Svc)
Style of House	Construction	City Water	Other	
Victorian	Siding	Interior Features	Heating/Cooling	
Lot Size/Acreage	Foundation	Other	No Air	
.5 Acre to .99 Acre	Bois dArc Post	Bed/Bath Features	Window Unit	
Lot Description	Roof	Split Bedrooms	Assumption Info	
Irregular	Composition	Kitchen Equipment	Not Assumable	
Exterior Features	Parking/Garage	Other	Possession	
Patio Open	Rear	Utility Room	Negotiable	

Property Description: Turn of the Century Victorian Home. Wrap around Porches situated on a over -sized lot. Zoning is SF#3 for optional commercial use. Large rooms and fantastic woodwork. Floorplan serve Residential and Office use. Location is in the Heart of Rockwalls historic district. See the Parades down Goliad

Directions: Goliad to Saint Mary and Barnes.

Private Remarks: Gingerbread accents and authentic Victorian Doors. Transom Windows to light Grtat kitchen has room to roam. Staircase that leads to a landing and 3 bdrm

Loan Type: Treat As Clear Bal: \$ Equity: \$ 179,000 Int Rate: % Pmt Type: Payment: \$  
 Lender: Orig Date: 2nd Mortg: No Unexempt Taxes: \$ 2,764\*  
 SAC: 0% BAC: 3% Var: N List Type: Exclusive Right to Sell/Lease DOM: 42 LD: 7/19/2005  
 LO: RMFP01 1st Properties (972)412-4663 Fax: (972)412-1717 Brk Lic#: 0428840  
 LO Addr: 10501 N. Central Expwy Suite 311 Dallas, TX 75231 Off email: LO Website: <http://1stAgents.com>  
 LA: 0428840 Sam Musso (214)562-1852 Fax: (972)412-1717 Agnt Cell Phone:  
 LA Email: MY3B@aol.com LA Website: <http://www.homes1st.net> Agnt Voice Mail:  
 Preferred Title Co: American Title (972) 771-1616 Loc: Rockwall Agent Other: (214) 562-1852  
 Call: CSS Appt: (817) 858-0055 X: Owner Name: See Agent  
 Keybox #: 7777 Seller Type: Owner Occupancy:  
 Show Instr: KB-Call CSS Owner Permission to Video:

Information herein deemed reliable but not guaranteed.

Copyright: 2005 by North Texas Real Estate Info. Systems, Inc. Tue, Aug 30, 2005 03:15 PM



**- PUBLIC NOTICE -**

The City of Rockwall Planning and Zoning Commission will hold a public hearing on **Tuesday, September 13, 2005** at 6:00 p.m. in the Council Chambers at Rockwall City Hall, 385 South Goliad, Rockwall, Texas, and the Rockwall City Council will hold a public hearing on **Monday, September 19, 2005** at 6:00 p.m. in the Council Chambers at Rockwall City Hall, 385 South Goliad, Rockwall, Texas, to consider the following items:

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**Z2005-035**

Hold a public hearing and consider a request by Jeff Linder of Kimley-Horn and Associates, Inc., for a specific use permit (SUP) allowing for a drive-through window as an accessory to a restaurant (Panda Express) on Lot 4, Block A, Horizon Ridge Addition, being a 0.7890-acre tract zoned (PD-9) Planned Development No. 9 district allowing for "GR" General Retail uses and located at the southeast corner of the Ridge Road and Horizon Road Intersection.

**H2005-008**

Hold a public hearing and consider a city initiated request for a Historic Landmark 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.

**H2005-009**

Hold a public hearing and consider a city initiated request for a Historic Landmark designation for the Migneault House located at 506 Barnes. 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.

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



September 14, 2005

Dear Mrs. Jackson,

Thank you for serving the City of Rockwall as a Commissioner and Vice Chairman for Planning and Zoning. Rockwall is growing so fast. It is really a challenge to guide new growth, preserve history, and meet residents' needs.

Our family appreciates your understanding of Mother's situation regarding the proposed historic landmark for her home, and your vote.

Sincerely,

Leslie Jordan Hardin  
12805 Dove Field Ln.  
Balch Springs, TX 75180  
972-557-5511

for Wilma Jordan  
109 St. Mary's Street  
Rockwall, TX 75087  
972-822-1752

**AGENDA**  
**ROCKWALL CITY COUNCIL**

August 1, 2005

6:00 p.m. Regular Meeting

City Hall, 385 S. Goliad, Rockwall, Texas 75087

1. Lot 11  
2. Straughn

7-0



**7. ACTION ITEMS**

- g.** Discuss and consider the designation of 109 St. Mary's Street as an historic "landmark" property and take any action necessary.



## **CITY OF ROCKWALL, TEXAS MEMORANDUM**

---

**TO: City Council**

**FROM: Chris Spencer**

**DATE: August 1, 2005**

**SUBJECT: Creation of a Landmark District for 109 St. Marys Street**

---

The Rockwall Historic Preservation Advisory Board, at their July 21, 2005 regularly scheduled meeting, made a recommendation to consider creating a Landmark District for the property at 109 St. Marys Street Street. Under the current ordinance the "board may recommend to the Commission and the City Council that certain properties be "Landmark Districts" and that specific areas be designated as "Historic Districts" as provide for in this Ordinance. A historic landmark property may be a single property or structure not contiguous to or part of an existing historic district, but is deemed worth of preserving. A landmark district may be designated if the property meets one of the following:

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

The property at 109 St. Marys is listed as a "high contributing property" on the original historic survey and possesses significance in architecture and is has distinctive characteristics of a type and style.

At this time we are asking the Council to consider this recommendation and take action to move forward with creating a Landmark District for this property.

CITY HALL

205

402

404

406

408

FANNIN ST.

34

36

38

40

409

44

201

440

501

504

503

506

101

109

BARNES ST.

50

50

54

54

WAY

SOUTH GOLIAD

603

106

108

607

202

204

206

208

210

212

214

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ST

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239

241

243

MARY'S PL.

FIRST BAPTIST CHURCH

UNITED STATES POST OFC.

FIRE STATION

60

60

60

60

60

61

61

61

61

61

61





## Property Detail Sheet (R14394)

 History
  Datasheet
  View Sketch
  View Images
  Bills
  Stmnt Of Acct

**Owner Information**

Owner ID: 82902  
 Owner Name: JORDAN WILMA D  
 Owner Address: 109 ST MARYS ST  
 ROCKWALL, TX 75087  
 Property Address: 109 ST MARYS ST

**Parcel Information**

Legal Description: B F BOYDSTON, BLOCK 117, LOT A  
 Acreage:  
 Cross Reference: 3140-0117-000A-00-0R  
 Map ID: 2-3  
 Undivided Interest:  
 Exemption Codes: HS (HOMESTEAD )  
 OAS (OVER 65 - SURVIVING SPOUSE)  
 Entity Codes: GRW (ROCKWALL COUNTY)  
 SRW (ROCKWALL ISD)  
 CRW (CITY OF ROCKWALL)  
 Deed Type: DC  
 Deed Book: 01-342-02  
 Deed Page:

**Value Breakdown**

Values displayed are preliminary and subject to change

Land HS:	\$35,000 +
Land NHS:	\$0 +
Improvement HS:	\$74,410 +
Improvement NHS:	\$0 +
Ag Market:	\$0
Ag Use:	\$0 +
Timber Market:	\$0
Timber Use:	\$0 +
Assessed:	\$109,410 =

**Improvements**

ID	Type	SPTB	Segs	Value
Imp 1	R (RESIDENTIAL)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	5	\$74,410

**Land**

ID	Type	SPTB	Acres	Market
Land 1	CV (CV)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	0.396	\$35,000



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TEXAS HISTORICAL COMMISSION  
TEXAS HISTORIC SITES INVENTORY FORM  
RESIDENTIAL PROPERTY FORM

County Rockwall  
City/Rural Rockwall  
Historic Name \_\_\_\_\_  
Address 109 ST. MARY'S  
Owner RICHARD JORDAN  
Legal Desc. 3140 - 0117 - 000A - 00 - 02  
Property Type RES.

SITE # \_\_\_\_\_ USGS Quad # \_\_\_\_\_  
Date: Factual 1888 Est. \_\_\_\_\_ Additions: \_\_\_\_\_  
Architect/Builder \_\_\_\_\_  
Contractor \_\_\_\_\_  
Historic Use \_\_\_\_\_  
Present Use \_\_\_\_\_  
Subtype \_\_\_\_\_ Stylistic Influence Folk L-Plan

Integrity of: ☐ location ☐ design ☐ setting  
HISTORY OF PROPERTY DATE FROM CITY SURVEY

☐ materials ☐ workmanship ☐ association ☐ feeling

AREAS OF SIGNIFICANCE (Include justification) \_\_\_\_\_

BIBLIOGRAPHY (include oral histories) \_\_\_\_\_

Surveyor JSW Date Surveyed 04-26-00  
Photo Data: Roll/Frame 612 Through Roll / Frame \_\_\_\_\_ Slides \_\_\_\_\_  
Designations: \_\_\_\_\_ NR \_\_\_\_\_ RTHL \_\_\_\_\_ HABS \_\_\_\_\_ Local \_\_\_\_\_ Other \_\_\_\_\_

DESCRIPTION OF BUILDING:

LOCATION:

\_\_\_\_\_ fieldstone veneer  
\_\_\_\_\_ original location  
\_\_\_\_\_ moved (specify date)  
\_\_\_\_\_ building faces (N/S/E/W)  
\_\_\_\_\_ brick (color?)  
\_\_\_\_\_ wood shingle  
\_\_\_\_\_ synthetic siding  
\_\_\_\_\_ specify other

STORIES:

2 specify #: (1, 1.5, 2...etc.)

CONSTRUCTION:

☒ frame  
\_\_\_\_\_ solid brick (color?)  
\_\_\_\_\_ solid stone (color?)  
\_\_\_\_\_ specify other

PLAN:

☒ L-plan  
\_\_\_\_\_ modified L-plan  
\_\_\_\_\_ Center passage plan  
\_\_\_\_\_ (specify # of rooms deep)  
\_\_\_\_\_ 2-room plan  
\_\_\_\_\_ T-plan  
\_\_\_\_\_ bungalow plan  
\_\_\_\_\_ shotgun plan  
\_\_\_\_\_ asymmetrical plan  
\_\_\_\_\_ specify other

FOUNDATION MATERIALS:

\_\_\_\_\_ pier-and-beam  
\_\_\_\_\_ stone  
\_\_\_\_\_ brick  
\_\_\_\_\_ specify other

EXTERIOR WALL SURFACE:

☒ weatherboard siding  
☒ drop siding  
\_\_\_\_\_ stucco  
\_\_\_\_\_ stone  
\_\_\_\_\_ board-and-batten siding

PORCHES:

3 specify # of bays  
5 specify N/E/S/W elev.

\_\_\_\_\_ shed roof  
☒ hipped roof FLAT  
\_\_\_\_\_ gable roof  
\_\_\_\_\_ inset PLAIN RAFTER  
☒ turned-wood posts ON E SIDE OF PORCH  
\_\_\_\_\_ square posts  
\_\_\_\_\_ chamfered wood posts  
\_\_\_\_\_ brick piers  
\_\_\_\_\_ box columns  
\_\_\_\_\_ classical columns (specify)

\_\_\_\_\_ taper box supports  
\_\_\_\_\_ full-height  
\_\_\_\_\_ on piers

\_\_\_\_\_ fabricated metal  
\_\_\_\_\_ squared wood balusters  
\_\_\_\_\_ turned wood balusters  
\_\_\_\_\_ jig-sawn brackets  
\_\_\_\_\_ jig-sawn porch frieze  
\_\_\_\_\_ turned work frieze  
\_\_\_\_\_ specify other

WINDOWS:

☒ wood sash  
\_\_\_\_\_ aluminum sash  
\_\_\_\_\_ double-hung

casement

\_\_\_\_\_ fixed  
\_\_\_\_\_ decorative screenwork  
(specify light configuration)  
2x2

DOORS / ENTRIES:

☒ single-door primary entrance  
\_\_\_\_\_ double-door primary entrance  
\_\_\_\_\_ 2 primary entrances  
☒ with transom  
\_\_\_\_\_ with sidelights  
\_\_\_\_\_ specify other

GABLE END TREATMENT:

\_\_\_\_\_ same as wall surface  
\_\_\_\_\_ stucco  
☒ wood shingle  
\_\_\_\_\_ wood siding  
\_\_\_\_\_ decorative bargeboards  
\_\_\_\_\_ windows  
\_\_\_\_\_ vents  
\_\_\_\_\_ specify other

ROOF TYPE:

☒ gable  
\_\_\_\_\_ hipped  
\_\_\_\_\_ flat/with parapet  
\_\_\_\_\_ gambrel  
\_\_\_\_\_ dormers: (specify #)  
\_\_\_\_\_ gable  
\_\_\_\_\_ hipped  
\_\_\_\_\_ shed  
\_\_\_\_\_ specify other

ROOF MATERIALS:

☒ wood shingles  
☒ composition shingles  
\_\_\_\_\_ tile  
\_\_\_\_\_ metal (specify)  
\_\_\_\_\_ box eaves  
\_\_\_\_\_ exposed rafter ends  
\_\_\_\_\_ jig-sawn brackets  
\_\_\_\_\_ stick brackets  
\_\_\_\_\_ specify other

CHIMNEYS:

\_\_\_\_\_ specify #  
\_\_\_\_\_ interior (placement?)  
\_\_\_\_\_ exterior (placement?)  
\_\_\_\_\_ brick \_\_\_\_\_ stone  
\_\_\_\_\_ with corbelled caps  
\_\_\_\_\_ stuccoed  
\_\_\_\_\_ specify other

OTHER:

ADDN. ON PORCH  
W/ DASH & TILMSON  
PORCH SIMILAR TO FR

OUT BUILDINGS:

\_\_\_\_\_ (specify # & type)  
\_\_\_\_\_ garage \_\_\_\_\_ barn  
\_\_\_\_\_ shed  
\_\_\_\_\_ specify other

LANDSCAPE:

\_\_\_\_\_ sidewalks  
\_\_\_\_\_ terracing \_\_\_\_\_ drives  
\_\_\_\_\_ cistern \_\_\_\_\_ gardens



[ ] Preliminary Plat\*  
[ ] Final Plat\*  
[ ] Replat\*  
[ ] Vacation of Plat

[ ] Site Plan\*  
[ ] Concept Plan  
[ ] Overlay District  
[ ] Building Elevations

[ ] Conditional Use Permit  
[ ] Landscape Plan  
[ ] Treescape Plan  
[ x ] Zoning / Land Use

## H2005-008 109 St. Marys St. (Landmark)

Addition Name: B F Boydston Current Zoning: SF-7

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

### Proposed Use for Property:

**City initiated request for a Historic Landmark 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" with in the Historic survey.**

General Location of Property (or) Address: 109 St Marys St

Owner's Name: Wilma Jordan

Applicant's Name: City of Rockwall

Company: \_\_\_\_\_

Company: Planning and Zoning Department

Address: 109 St Marys Street

Address: 385 South Goliad

City, State, Zip: Rockwall TX, 75087

City, State, Zip: Rockwall, Texas 75087

Phone: 972-771-5650 Fax #: \_\_\_\_\_

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

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

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

\_\_\_\_\_  
*Applicant Signature*

SUBSCRIBED AND SWORN TO before me, this \_\_\_\_\_ day of \_\_\_\_\_.

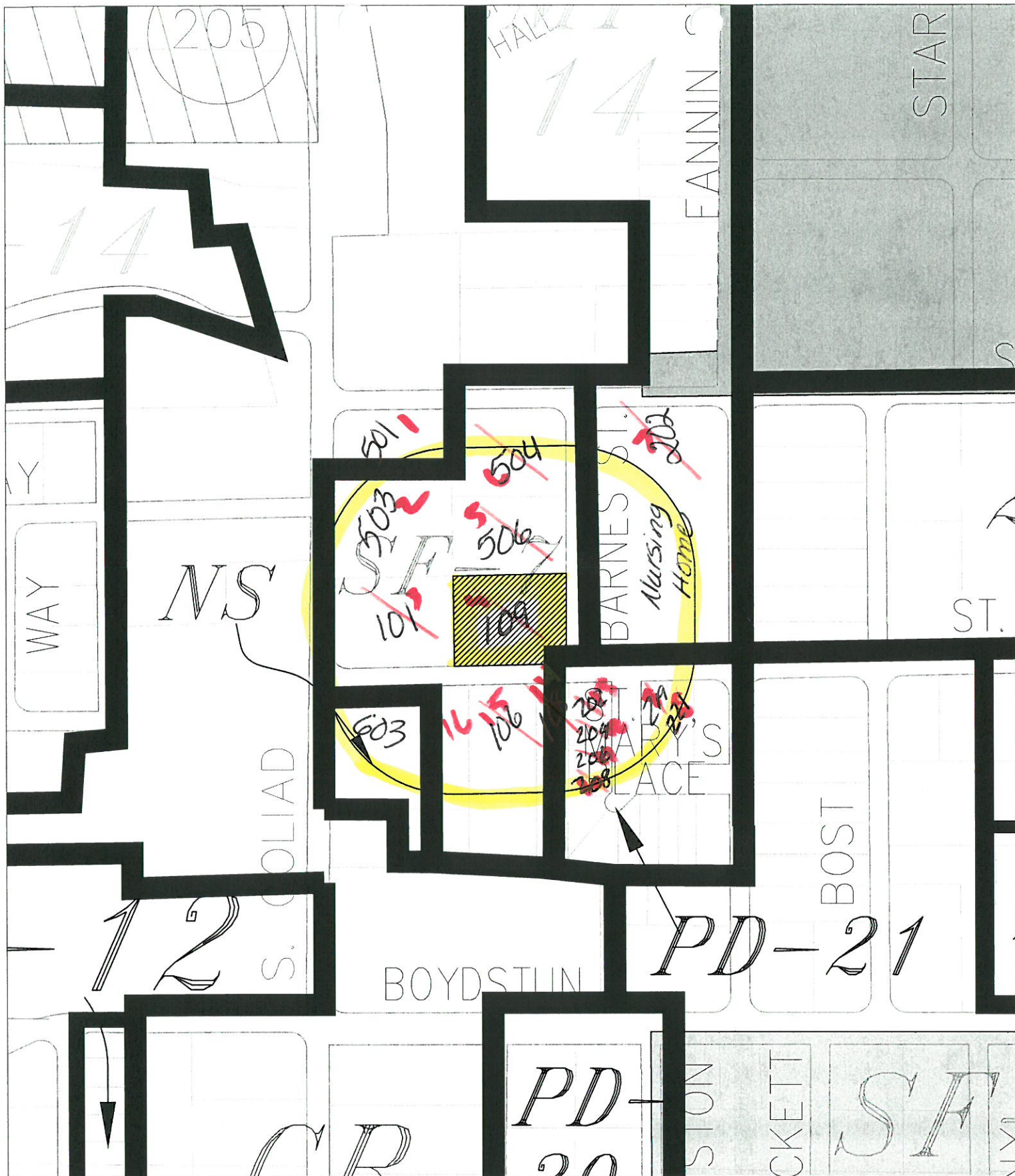
\_\_\_\_\_  
*My Commission Expires*

\_\_\_\_\_  
*Notary Public in & for the State of Texas*

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

**House Bill 1563, Effective September 1, 1999 ,**

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



H2005-008

109 St. Marys Street  
Landmark



1" = 200'

12005-008

J  
RICKARDS MICHAEL A ETUX  
202 ST MARYS PLACE  
ROCKWALL, TX 75087

ST MARYS PLACE, BLOCK 1, LOT 1

✓  
RICKARDS MICHAEL A ETUX  
202 ST MARYS PLACE  
ROCKWALL, TX 75087

ST MARYS PLACE, BLOCK 1, LOT 2

MORKEN GILMA  
206 ST MARY'S PL  
ROCKWALL, TX 75087

ST MARYS PLACE, BLOCK 1, LOT 3

MOORE GLEN & JACKIE  
2026 SUNNY CIR  
ROCKWALL, TX 75032-7557

ST MARYS PLACE, BLOCK 1, LOT 4

BRAUN LANA JEAN  
219 ST MARY'S PLACE  
ROCKWALL, TX 75087

ST MARYS PLACE, BLOCK 2, LOT 1  
ST MARYS PLACE, BLOCK 2, LOT 2

ROCKWALL NH REALTY LTD  
4809 COLE AVENUE  
SUITE 347  
DALLAS, TX 75205  
?

MERRITT CRAIG  
504 BARNES ST  
ROCKWALL, TX 75087  
✓

B F BOYDSTON, BLOCK 78, ACRES .500  
B F BOYDSTON, BLOCK 80C

MIGNEAULT WILLIAM H & MELINDA  
188 RIDGEMONT DR  
FORNEY, TX 75126-5332  
✓

B F BOYDSTON, BLOCK 79, ACRES .500

✓  
PEOPLES BILLY W  
P O BOX 35  
ROCKWALL TX 75087

B F BOYDSTON, BLOCK 80B

✓  
SMARTT NAN L & JULIANA BOND  
CO-TRUSTEES OF SMART MARITAL  
DEDUCTION TRUST  
ONE CARMARTHEN CT  
DALLAS, TX 75225  
B F BOYDSTON, BLOCK 117B

d "117A

J  
JORDAN WILMA D  
109 ST MARYS ST  
ROCKWALL, TX 75087

B F BOYDSTON, BLOCK 117, LOT A

✓  
CAMPBELL W E  
C/O SENIOR CARE CONSULTANTS INC  
1413 EAST I-30, STE 7  
GARLAND, TX 75043

W E CAMPBELL, BLOCK A, LOT 1, ACRES  
1.814

J  
MCCORD SHANNON  
501 S GOLIAD  
ROCKWALL, TX 75087

B F BOYDSTON, BLOCK 117A

App.

Thompson David  
603 S. Goliad  
Rockwall, Tx 75087  
BF Boydston, BLK 80A

Check 603 S. Goliad

Dudney James  
3332 Amherst Ave  
Dallas, Tx 75225





# CITY OF ROCKWALL

at Rockwall CityPlace

## **Public Notice**

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 8/18/2005 at 6:30 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

### **H2005-008: 109 St Marys St**

*Hold a public hearing to consider a city initiated request for a Historic Landmark 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" with in the Historic survey.*

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure your comments are included in the information sent to the HPAB, please return the completed form below by 8/10/2005 to:

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

(please return portion of form below the dotted line)

---

### **Case number: H2005-008**

**Please place a check mark on the appropriate line below:**

\_\_\_\_ I am in favor of the request for the reasons listed below 14

\_\_\_\_ I am opposed to the request for the reasons listed below

---

---

---

---

Your Name: \_\_\_\_\_

Rockwall Property Address: \_\_\_\_\_

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

H2005-008

RICKARDS MICHAEL A ETUX  
202 ST MARYS PLACE  
ROCKWALL, TX 75087

JORDAN WILMA D  
109 ST MARYS ST  
ROCKWALL, TX 75087

THOMPSON DAVID  
603 S GOLIAD  
ROCKWALL, TX 75087

CAMPBELL W E  
C/O SENIOR CARE CONSULTANTS INC  
1413 EAST I-30, STE 7  
GARLAND, TX 75043

MORKEN GILMA  
206 ST MARY'S PL  
ROCKWALL, TX 75087

MCCORD SHANNON  
501 S GOLIAD  
ROCKWALL, TX 75087

MOORE GLEN & JACKIE  
2026 SUNNY CIR  
ROCKWALL, TX 75032-7557

DUDNEY JAMES  
3332 AMERHERST AVE  
DALLAS, TX 75225

BRAUN LANA JEAN  
219 ST MARY'S PLACE  
ROCKWALL, TX 75087

ROCKWALL NH REALTY LTD  
4809 COLE AVENUE  
SUITE 347  
DALLAS, TX 75205

MERRITT CRAIG  
504 BARNES ST  
ROCKWALL, TX 75087

MIGNEAULT WILLIAM H & MELINDA  
188 RIDGEMONT DR  
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SMARTT NAN L & JULIANA BOND  
CO-TRUSTEES OF SMART MARITAL  
DEDUCTION TRUST  
ONE CARMARTHEN CT  
DALLAS, TX 75225

## Legal Notices

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All interested property owners are invited to attend.

**ROCKWALL COUNTY NEWS**  
**P O Box 819**  
**Rockwall, TX 75087**  
**972-722-3099 FAX 972-722-3096**

# AD PROOF

**PLEASE REVIEW CAREFULLY!!!!!!!!!!!!!!**

ATTN:

*Chris Spencer*  
*LH#323314*  
*2x5*

**FAKED**

*Proof on page 2*

Run Dates:

*8/10*

Total Cost:

*\$60.00*

Thank you for advertising in the **ROCKWALL COUNTY NEWS**. This proof is an opportunity to review your ad prior to printing. Please correct any errors in the text or the graphics you find. Please sign and fax changes back to Sheryl Murdock at **972-722-3096** as soon as possible.

OK TO PUBLISH

*[Signature]*

DATE:

*8/8/05*

OK W/CORRECTIONS

DATE:



H2005-008<sup>2</sup>

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Sheryl 323314 2x5

8/10

H2005-008

# PUBLISHER'S AFFIDAVIT

## THE STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael Gresham, who being by me duly sworn and says that he is the Publisher of **Rockwall County News** and that said newspaper meets the requirements of Section 2051.044 of the Texas Government Code, to wit:

1. It devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. it is published at least once each week;
3. it is entered as second-class postal matter in the county where it is published;
4. it has been published regularly and continuously since 1985; and
5. it is generally circulated within Rockwall County.

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:

August 10<sup>th</sup> A.D. 2005

Michael Gresham  
Editor and Publisher

### SUBSCRIBED AND SWORN BEFORE ME

by Michael Gresham, who

- ☒ a) is personally known to me, or  
☐ b) provided the following evidence to establish his/her identity.

on the 11<sup>th</sup> day of August, A.D. 2005  
to certify which witness my hand and seal of office.

Patricia A. Shaw

Notary Public, State of Texas



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#### Help Wanted

#### Help Wanted

12005-008

RICKARDS MICHAEL A ETUX  
202 ST MARYS PLACE  
ROCKWALL, TX 75087

JORDAN WILMA D  
109 ST MARYS ST  
ROCKWALL, TX 75087

THOMPSON DAVID  
603 S GOLIAD  
ROCKWALL, TX 75087

CAMPBELL W E  
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ROCKWALL, TX 75087

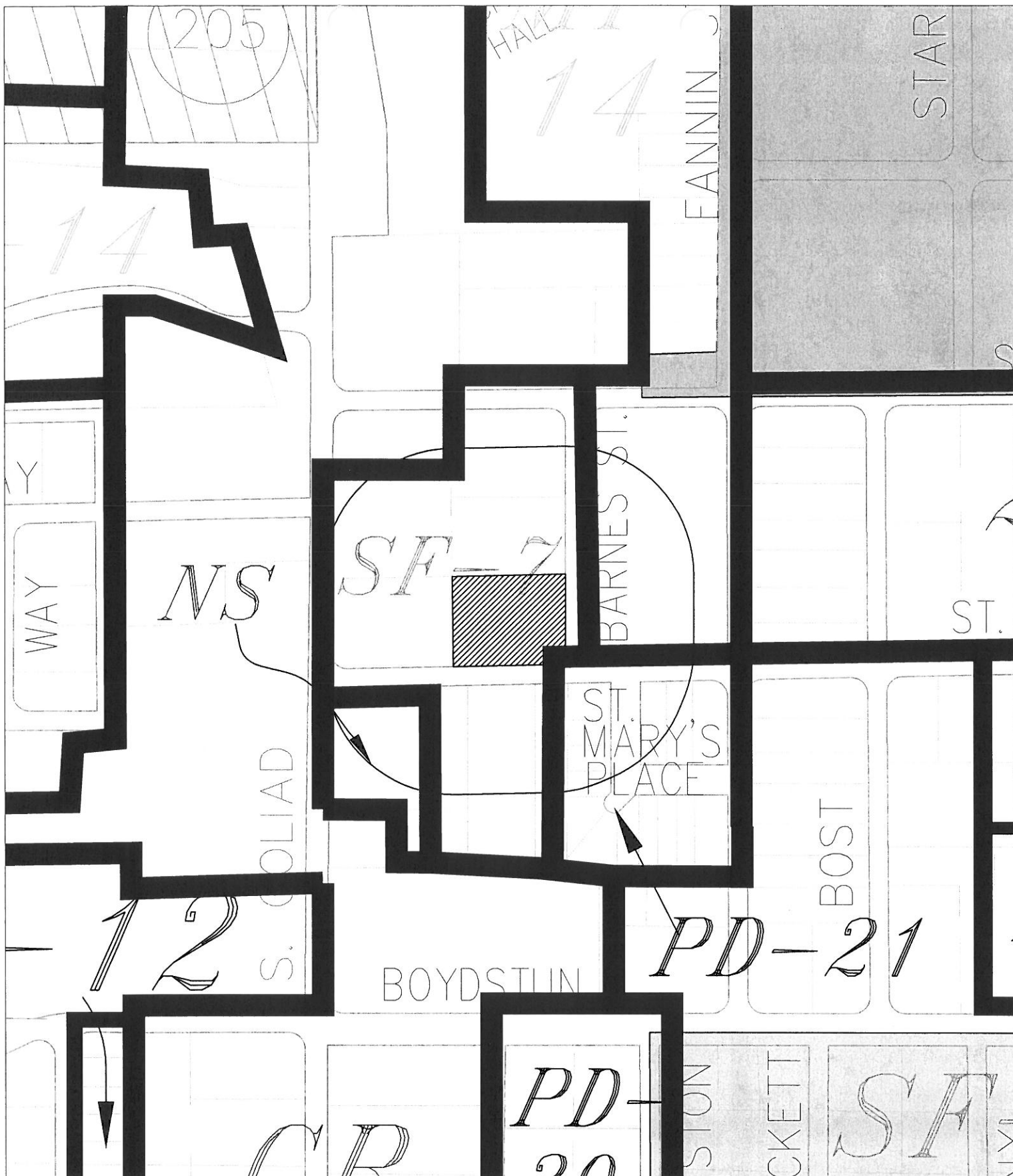
ROCKWALL NH REALTY LTD  
4809 COLE AVENUE  
SUITE 347  
DALLAS, TX 75205

MERRITT CRAIG  
504 BARNES ST  
ROCKWALL, TX 75087

MIGNEAULT WILLIAM H & MELINDA  
188 RIDGEMONT DR  
FORNEY, TX 75126-5332

PEOPLES BILLY W  
P O BOX 35  
ROCKWALL TX 75087

SMARTT NAN L & JULIANA BOND  
CO-TRUSTEES OF SMART MARITAL  
DEDUCTION TRUST  
ONE CARMARTHEN CT  
DALLAS, TX 75225



H2005-008

109 St. Marys Street  
Landmark



1" = 200'





## Property Detail Sheet (R14394)

 History
  Datasheet
  View Sketch
  View Images
  Bills
  Stmnt Of Acct

**Owner Information**

Owner ID: 82902  
 Owner Name: JORDAN WILMA D  
 Owner Address: 109 ST MARYS ST  
 ROCKWALL, TX 75087  
 Property Address: 109 ST MARYS ST

**Parcel Information**

Legal Description: B F BOYDSTON, BLOCK 117, LOT A  
 Acreage:  
 Cross Reference: 3140-0117-000A-00-0R  
 Map ID: 2-3  
 Undivided Interest:  
 Exemption Codes: HS (HOMESTEAD )  
 OAS (OVER 65 - SURVIVING SPOUSE)  
 Entity Codes: GRW (ROCKWALL COUNTY)  
 SRW (ROCKWALL ISD)  
 CRW (CITY OF ROCKWALL)  
 Deed Type: DC  
 Deed Book: 01-342-02  
 Deed Page:

**Value Breakdown**

Values displayed are preliminary and subject to change

Land HS:	\$35,000 +
Land NHS:	\$0 +
Improvement HS:	\$74,410 +
Improvement NHS:	\$0 +
Ag Market:	\$0
Ag Use:	\$0 +
Timber Market:	\$0
Timber Use:	\$0 +
Assessed:	\$109,410 =

**Improvements**

ID	Type	SPTB	Segs	Value
Imp 1	R (RESIDENTIAL)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	5	\$74,410

**Land**

ID	Type	SPTB	Acres	Market
Land 1	CV (CV)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	0.396	\$35,000



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TEXAS HISTORICAL COMMISSION  
TEXAS HISTORIC SITES INVENTORY FORM  
RESIDENTIAL PROPERTY FORM

County Rockwall  
City/Rural Rockwall  
Historic Name \_\_\_\_\_  
Address 109 ST. MARY'S  
Owner RICHARD JORDAN  
Legal Desc. 3140 - 0117 - 000A - 00 - 02  
Property Type RES.

SITE # \_\_\_\_\_ USGS Quad # \_\_\_\_\_  
Date: Factual 1888 Est. \_\_\_\_\_ Additions: \_\_\_\_\_  
Architect/Builder \_\_\_\_\_  
Contractor \_\_\_\_\_  
Historic Use \_\_\_\_\_  
Present Use \_\_\_\_\_  
Subtype \_\_\_\_\_ Stylistic Influence Folk L-Plan

Integrity of: ☐ location ☐ design ☐ setting ☐ materials ☐ workmanship ☐ association ☐ feeling

HISTORY OF PROPERTY DATE FROM CITY SURVEY

AREAS OF SIGNIFICANCE (Include justification) \_\_\_\_\_

BIBLIOGRAPHY (include oral histories) \_\_\_\_\_

Surveyor JSW Date Surveyed 04-26-00  
Photo Data: Roll/Frame 6/2 Through Roll / Frame \_\_\_\_\_ Slides \_\_\_\_\_  
Designations: NR RTHL HABS Local Other

DESCRIPTION OF BUILDING:

LOCATION:

\_\_\_\_ original location  
\_\_\_\_ moved (specify date)  
\_\_\_\_ building faces (N/S/E/W)

\_\_\_\_ fieldstone veneer  
\_\_\_\_ brick (color?)  
\_\_\_\_ wood shingle  
\_\_\_\_ synthetic siding

STORIES:

6 specify #: (1, 1.5, 2...etc.)

\_\_\_\_ specify other

CONSTRUCTION:

☒ frame  
\_\_\_\_ solid brick (color?)  
\_\_\_\_ solid stone (color?)  
\_\_\_\_ specify other

PORCHES:

3 specify # of bays  
5 specify N/E/S/W elev.  
\_\_\_\_ shed roof  
\_\_\_\_ hipped roof FLAT  
\_\_\_\_ gable roof  
\_\_\_\_ inset ON 12 SIDES OF PORCH  
\_\_\_\_ turned-wood posts

PLAN:

☒ L-plan  
\_\_\_\_ modified L-plan  
\_\_\_\_ Center passage plan  
\_\_\_\_ (specify # of rooms deep)  
\_\_\_\_ 2-room plan  
\_\_\_\_ T-plan  
\_\_\_\_ bungalow plan  
\_\_\_\_ shotgun plan  
\_\_\_\_ asymmetrical plan  
\_\_\_\_ specify other

\_\_\_\_ square posts  
\_\_\_\_ chamfered wood posts  
\_\_\_\_ brick piers  
\_\_\_\_ box columns  
\_\_\_\_ classical columns (specify)  
\_\_\_\_ taper box supports  
\_\_\_\_ full-height  
\_\_\_\_ on piers

FOUNDATION MATERIALS:

\_\_\_\_ pier-and-beam  
\_\_\_\_ stone  
\_\_\_\_ brick  
\_\_\_\_ specify other

\_\_\_\_ fabricated metal  
\_\_\_\_ squared wood balusters  
\_\_\_\_ turned wood balusters  
\_\_\_\_ jig-sawn brackets  
\_\_\_\_ jig-sawn porch frieze  
\_\_\_\_ turned work frieze  
\_\_\_\_ specify other

EXTERIOR WALL SURFACE:

☒ weatherboard siding  
☒ drop siding  
\_\_\_\_ stucco  
\_\_\_\_ stone  
\_\_\_\_ board-and-batten siding

WINDOWS:

☒ wood sash  
\_\_\_\_ aluminum sash  
\_\_\_\_ double-hung

\_\_\_\_ casement  
\_\_\_\_ fixed  
\_\_\_\_ decorative screenwork  
(specify light configuration)  
2x2

DOORS / ENTRIES:

☒ single-door primary entrance  
\_\_\_\_ double-door primary entrance  
\_\_\_\_ 2 primary entrances  
\_\_\_\_ with transom  
\_\_\_\_ with sidelights  
\_\_\_\_ specify other

GABLE END TREATMENT:

\_\_\_\_ same as wall surface  
\_\_\_\_ stucco  
☒ wood shingle  
\_\_\_\_ wood siding  
\_\_\_\_ decorative bargeboards  
\_\_\_\_ windows  
\_\_\_\_ vents  
\_\_\_\_ specify other

ROOF TYPE:

☒ gable  
\_\_\_\_ hipped  
\_\_\_\_ flat/with parapet  
\_\_\_\_ gambrel  
\_\_\_\_ dormers: (specify #)  
\_\_\_\_ gable  
\_\_\_\_ hipped  
\_\_\_\_ shed  
\_\_\_\_ specify other

ROOF MATERIALS:

☒ wood shingles  
☒ composition shingles  
\_\_\_\_ tile  
\_\_\_\_ metal (specify)  
\_\_\_\_ box eaves  
\_\_\_\_ exposed rafter ends  
\_\_\_\_ jig-sawn brackets  
\_\_\_\_ stick brackets  
\_\_\_\_ specify other

CHIMNEYS:

\_\_\_\_ specify #  
\_\_\_\_ interior (placement?)  
\_\_\_\_ exterior (placement?)

\_\_\_\_ brick \_\_\_\_ stone  
\_\_\_\_ with corbelled caps  
\_\_\_\_ stuccoed

\_\_\_\_ specify other

OTHER:

ADDN. ON REAR  
W/ DOOR - TRANSOM  
PORCH SIMILAR TO FR.

OUT BUILDINGS:

\_\_\_\_ (specify # & type)  
\_\_\_\_ garage \_\_\_\_ barn  
\_\_\_\_ shed  
\_\_\_\_ specify other

LANDSCAPE:

\_\_\_\_ sidewalks  
\_\_\_\_ terracing \_\_\_\_ drives  
\_\_\_\_ cistern \_\_\_\_ gardens



# **CITY OF ROCKWALL**

## **Historic Preservation Advisory Board Memo**

**AGENDA DATE:** 8/18/2005

**APPLICANT:** City of Rockwall

**AGENDA ITEM:** H2005-008; 109 St Marys St

---

Hold a public hearing to consider a city initiated request for a Historic Landmark 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.

### **BACKGROUND INFORMATION:**

On July 21, 2005, the Historic Preservation Advisory Board (HPAB) directed staff to begin the proceedings to designate the "Old Jones Home" located at 109 St. Marys Street as a City of Rockwall Historic Landmark. On August 1, 2005, City Council approved the recommendation of the HPAB for application of Historical Landmark designation for 109 St. Marys Street by a vote of 7-0.

The house at 109 St. Marys is listed as a "High Contributing" property within the City of Rockwall Historical Survey and is located within the "SF-7" Single Family District. The structure, known as the "Old Jones Home" was constructed in 1888 of Cypress by Mr. Carter, owner of the first lumber company in Rockwall. The house is a 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.

The "Folk Victorian" style was prevalent from the 1870's to 1910 and is defined by the 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.

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

In staff's opinion the "Old Jones Home" is significant to the built environment/architecture and the urban fabric of the City of Rockwall.

Fourteen (14) notices were sent out to property owners within 200. At the time of this report no notices had been received.

### **RECOMMENDATIONS:**

Staff Recommends approval of the request with the following conditions:

1. That 109 St. Marys Street be land marked as the "Old Jones Home".

☐ Preliminary Plat\*  
☐ Final Plat\*  
☐ Replat\*  
☐ Vacation of Plat

☐ Site Plan\*  
☐ Concept Plan  
☐ Overlay District  
☐ Building Elevations

☐ Conditional Use Permit  
☐ Landscape Plan  
☐ Treescape Plan  
☒ Zoning / Land Use

## H2005-008 109 St. Marys St. (Landmark)

Addition Name: B F Boydston Current Zoning: SF-7

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

### Proposed Use for Property:

City initiated request for a Historic Landmark 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" with in the Historic survey.

General Location of Property (or) Address: 109 St Marys St

Owner's Name: Wilma Jordan

Applicant's Name: City of Rockwall

Company: \_\_\_\_\_

Company: Planning and Zoning Department

Address: 109 St Marys Street

Address: 385 South Goliad

City, State, Zip: Rockwall TX, 75087

City, State, Zip: Rockwall, Texas 75087

Phone: 972-771-5650 Fax #: \_\_\_\_\_

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

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

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

\_\_\_\_\_  
*Applicant Signature*

SUBSCRIBED AND SWORN TO before me, this \_\_\_\_\_ day of \_\_\_\_\_.

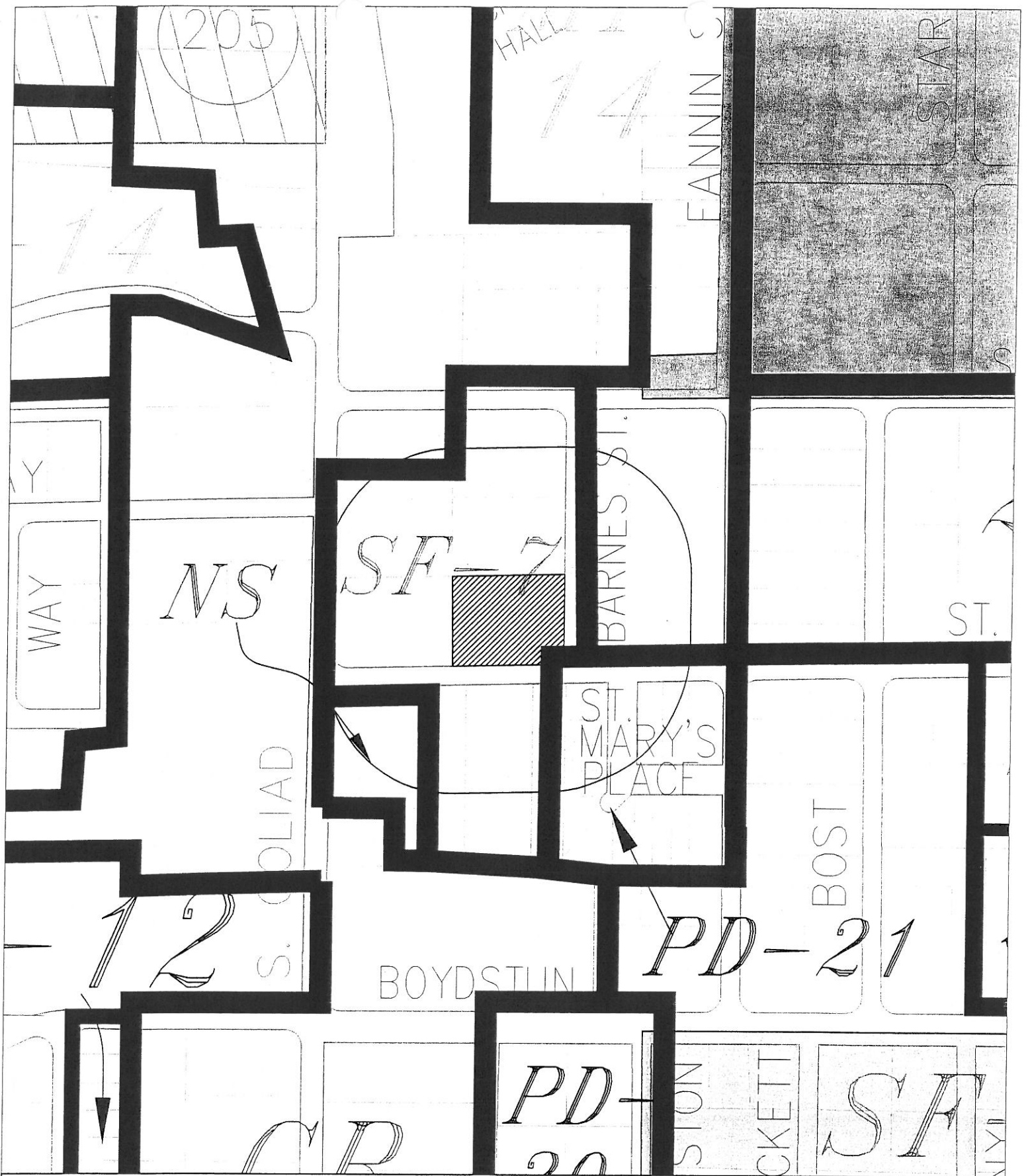
\_\_\_\_\_  
*My Commission Expires*

\_\_\_\_\_  
*Notary Public in & for the State of Texas*

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

House Bill 1563, Effective September 1, 1999.

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



H2005-008

109 St. Marys Street  
Landmark



1" = 200'



## Property Detail Sheet (R14394)

 History
  Datasheet
  View Sketch
  View Images
  Bills
  Stmt Of Acct

**Owner Information**

Owner ID: 82902  
 Owner Name: JORDAN WILMA D  
 Owner Address: 109 ST MARYS ST  
 ROCKWALL, TX 75087  
 Property Address: 109 ST MARYS ST

**Parcel Information**

Legal Description: B F BOYDSTON, BLOCK 117, LOT A  
 Acreage:  
 Cross Reference: 3140-0117-000A-00-0R  
 Map ID: 2-3  
 Undivided Interest:  
 Exemption Codes: HS (HOMESTEAD )  
 OAS (OVER 65 - SURVIVING SPOUSE)  
 Entity Codes: GRW (ROCKWALL COUNTY)  
 SRW (ROCKWALL ISD)  
 CRW (CITY OF ROCKWALL)  
 Deed Type: DC  
 Deed Book: 01-342-02  
 Deed Page:

**Value Breakdown**

Values displayed are preliminary and subject to change

Land HS:	\$35,000 +
Land NHS:	\$0 +
Improvement HS:	\$74,410 +
Improvement NHS:	\$0 +
Ag Market:	\$0
Ag Use:	\$0 +
Timber Market:	\$0
Timber Use:	\$0 +
Assessed:	\$109,410 =

**Improvements**

ID	Type	SPTB	Segs	Value
Imp 1	R (RESIDENTIAL)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	5	\$74,410

**Land**

ID	Type	SPTB	Acres	Market
Land 1	CV (CV)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	0.396	\$35,000



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TEXAS HISTORICAL COMMISSION  
TEXAS HISTORIC SITES INVENTORY FORM  
RESIDENTIAL PROPERTY FORM

County Rockwall  
City/Rural Rockwall  
Historic Name \_\_\_\_\_  
Address 109 ST. MARY'S  
Owner RICHARD JORDAN  
Legal Desc. 3140 - 0117 - 000A - 00 - 02  
Property Type RES.  
Integrity of: ☐ location ☐ design ☐ setting ☐ materials ☐ workmanship ☐ association ☐ feeling  
HISTORY OF PROPERTY DONE FROM CITY SURVEY

SITE # \_\_\_\_\_ USGS Quad # \_\_\_\_\_  
Date: Factual 1888 Est. \_\_\_\_\_ Additions: \_\_\_\_\_  
Architect/Builder \_\_\_\_\_  
Contractor \_\_\_\_\_  
Historic Use \_\_\_\_\_  
Present Use \_\_\_\_\_  
Subtype \_\_\_\_\_ Stylistic Influence Folk L-PLAN

AREAS OF SIGNIFICANCE (include justification) \_\_\_\_\_

BIBLIOGRAPHY (include oral histories) \_\_\_\_\_

Surveyor JSW Date Surveyed 04-20-80  
Photo Data: Roll/Frame 6/2 Through Roll / Frame \_\_\_\_\_ Slides \_\_\_\_\_  
Designations: \_\_\_\_\_ NR \_\_\_\_\_ RTHL \_\_\_\_\_ HABS \_\_\_\_\_ Local \_\_\_\_\_ Other \_\_\_\_\_

DESCRIPTION OF BUILDING:

LOCATION: \_\_\_\_\_ fieldstone veneer \_\_\_\_\_ casement  
\_\_\_\_\_ original location \_\_\_\_\_ brick (color?) \_\_\_\_\_ fixed  
\_\_\_\_\_ moved (specify date) \_\_\_\_\_ wood shingle \_\_\_\_\_ decorative screenwork  
\_\_\_\_\_ building faces (N/S/E/W) \_\_\_\_\_ synthetic siding (specify light configuration)  
STORIES: \_\_\_\_\_ specify other 2x2  
2 specify #: (1, 1.5, 2...etc.)

CONSTRUCTION: 3 specify # of bays  
\_\_\_\_\_ frame w/ ONE HALF INCHES SPECIFY OTHER E.  
\_\_\_\_\_ solid brick (color?) \_\_\_\_\_ specify N/E/S/W elev.  
\_\_\_\_\_ solid stone (color?) \_\_\_\_\_ shed roof  
\_\_\_\_\_ specify other E. \_\_\_\_\_ hipped roof FLAT  
\_\_\_\_\_ gable roof

PLAN: \_\_\_\_\_ inset 15' 10" RATHER ON B SIDE OF PORCH  
\_\_\_\_\_ L-plan \_\_\_\_\_ turned-wood posts  
\_\_\_\_\_ modified L-plan \_\_\_\_\_ square posts  
\_\_\_\_\_ Center passage plan \_\_\_\_\_ chamfered wood posts  
\_\_\_\_\_ (specify # of rooms deep) \_\_\_\_\_ brick piers  
\_\_\_\_\_ 2-room plan \_\_\_\_\_ box columns  
\_\_\_\_\_ T-plan classical columns (specify) \_\_\_\_\_  
\_\_\_\_\_ bungalow plan \_\_\_\_\_ taper box supports  
\_\_\_\_\_ shotgun plan \_\_\_\_\_ full-height  
\_\_\_\_\_ asymmetrical plan \_\_\_\_\_ on piers  
\_\_\_\_\_ specify other

FOUNDATION MATERIALS: \_\_\_\_\_ fabricated metal  
\_\_\_\_\_ pier-and-beam \_\_\_\_\_ squared wood balusters  
\_\_\_\_\_ stone \_\_\_\_\_ turned wood balusters  
\_\_\_\_\_ brick \_\_\_\_\_ jig-sawn brackets  
\_\_\_\_\_ specify other \_\_\_\_\_ jig-sawn porch frieze  
\_\_\_\_\_ turned work frieze

EXTERIOR WALL SURFACE: \_\_\_\_\_ weatherboard siding \_\_\_\_\_ specify other  
\_\_\_\_\_ drop siding \_\_\_\_\_  
\_\_\_\_\_ stucco \_\_\_\_\_  
\_\_\_\_\_ stone \_\_\_\_\_  
\_\_\_\_\_ board-and-batten siding \_\_\_\_\_

WINDOWS:

\_\_\_\_\_ wood sash  
\_\_\_\_\_ aluminum sash  
\_\_\_\_\_ double-hung

DOORS / ENTRIES: \_\_\_\_\_ specify other  
\_\_\_\_\_ single-door primary entrance  
\_\_\_\_\_ double-door primary entrance  
\_\_\_\_\_ 2 primary entrances  
\_\_\_\_\_ with transom  
\_\_\_\_\_ with sidelights  
\_\_\_\_\_ specify other

GABLE END TREATMENT:

\_\_\_\_\_ same as wall surface  
\_\_\_\_\_ stucco  
\_\_\_\_\_ wood shingle  
\_\_\_\_\_ wood siding  
\_\_\_\_\_ decorative bargeboards  
\_\_\_\_\_ windows  
\_\_\_\_\_ vents  
\_\_\_\_\_ specify other

ROOF TYPE:

\_\_\_\_\_ gable  
\_\_\_\_\_ hipped  
\_\_\_\_\_ flat/with parapet  
\_\_\_\_\_ gambrel  
\_\_\_\_\_ dormers: (specify #)  
\_\_\_\_\_ gable  
\_\_\_\_\_ hipped  
\_\_\_\_\_ shed  
\_\_\_\_\_ specify other

ROOF MATERIALS:

\_\_\_\_\_ wood shingles  
\_\_\_\_\_ composition shingles  
\_\_\_\_\_ tile  
\_\_\_\_\_ metal (specify)  
\_\_\_\_\_ box eaves  
\_\_\_\_\_ exposed rafter ends  
\_\_\_\_\_ jig-sawn brackets  
\_\_\_\_\_ stick brackets  
\_\_\_\_\_ specify other

CHIMNEYS:

\_\_\_\_\_ specify #  
\_\_\_\_\_ interior (placement?)  
\_\_\_\_\_ exterior (placement?)

\_\_\_\_\_ brick \_\_\_\_\_ stone  
\_\_\_\_\_ with corbelled caps  
\_\_\_\_\_ stuccoed  
\_\_\_\_\_ specify other

OTHER:

ADDN. ON REAR  
W/ DOOR & TRANSOM  
PORCH SIMILAR TO FR.

OUT BUILDINGS:

\_\_\_\_\_ (specify # & type)  
\_\_\_\_\_ garage \_\_\_\_\_ barn  
\_\_\_\_\_ shed  
\_\_\_\_\_ specify other

LANDSCAPE:

\_\_\_\_\_ sidewalks  
\_\_\_\_\_ terracing \_\_\_\_\_ drives  
\_\_\_\_\_ cistern \_\_\_\_\_ gardens



# **CITY OF ROCKWALL**

## **PLANNING AND ZONING COMMISSION MEMO**

**AGENDA DATE:** 9/13/2005

**APPLICANT:** City of Rockwall

**AGENDA ITEM:** H2005-008; 109 St Marys St

---

Hold a public hearing to consider a city initiated request for a Historic Landmark 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" with in the Historic survey.

**BACKGROUND INFORMATION:**

On July 21, 2005, the Historic Preservation Advisory Board (HPAB) directed staff to begin the proceedings to designate the "Old Jones Home" located at 109 St. Marys Street as a City of Rockwall Historic Landmark. On August 1, 2005, City Council approved the recommendation of the HPAB for application of Historical Landmark designation for 109 St. Marys Street by a vote of 7-0.

The house at 109 St. Marys is listed as a "High Contributing" property within the City of Rockwall Historical Survey and is located with the "SF-7" Single Family District. The structure, known as the "Old Jones Home" was constructed in 1888 of Cypress by Mr. Carter, owner of the first lumber company in Rockwall. The house is a 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.

The "Folk Victorian" style was prevalent from the 1870's to 1910 and is defined by the 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.

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

In staffs opinion the "Old Jones Home" is significant to the built environment/architecture and the urban fabric of the City of Rockwall.

Fourteen (14) notices were sent out to property owners within 200. At the time of this report no notices had been received.

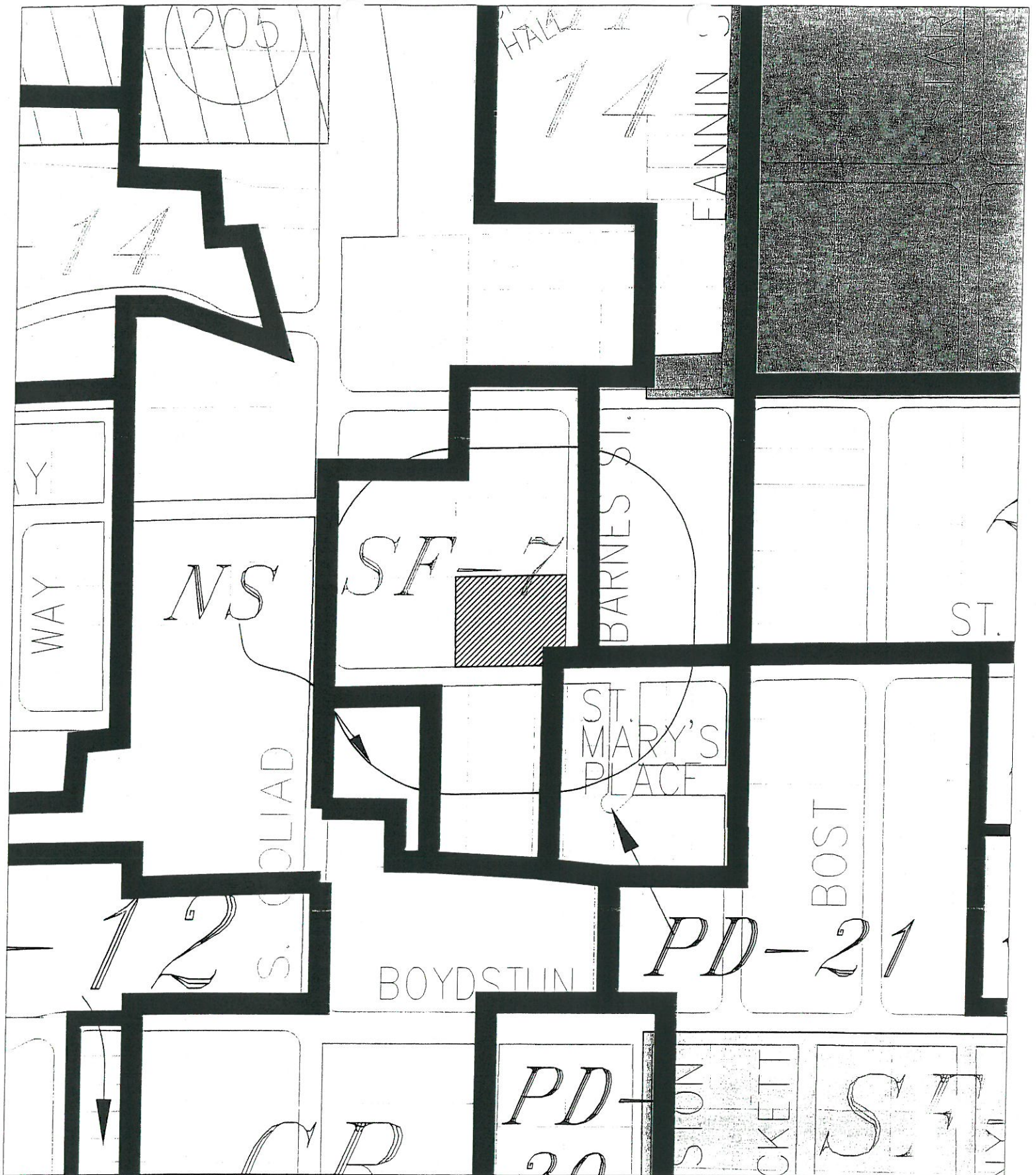
**RECOMMENDATIONS:**

Staff Recommends approval of the request with the following conditions:

1. That 109 St. Marys Street be landmarked as the "Old Jones Home".

On August 18, 2005, the Historic Preservation Advisory Board recommended approval of the "Landmark" designation for 109 St. Marys Street subject to the following condition by a vote of 5-1-1 (Holcomb descending, Davis abstaining):

1. That 109 St. Marys Street be landmarked as the "Jordan House".



H2005-008

109 St. Marys Street  
Landmark



1" = 200'

August 25, 2005

Dear Marge,

Thank you for understanding that this is not an appropriate time for me or for a buyer, to have to contend with a historical marker. Naming the house for us "newcomers" would not ease the pain. Our family does not want the house to be named for us.

I can share information Mrs. Mattie (Spong) Parker from the Methodist Church wrote for me about the homes at 109 St. Mary's Street and 506 Barnes Street, and some verbal history related by Mrs. Maggie Florence Fincher Underwood, who was our neighbor at 506 Barnes Street.

The Carters, from Lufkin, in East Texas, came here to start Rockwall's first lumber company, and had the house at 109 St. Mary's Street built as their home. According to the Spafford family, Joe Spafford's father was the builder. That is logical, because about that time he also built the Spafford home on North Goliad Street, where Joe was born, and where Joe and Christine raised their family.

When the Carter's lumber company became successful, it was sold, and the Carters moved to another small town to start another lumber business; they took "only their wardrobe and their chamber pot," according to Mrs. Parker. Mrs. Carter loved the Rockwall people, and the house, and wished they could remain here.

The Chandler family lived in this house for a time, then moved west to Abilene. Miss Mattie Parker could not remember who lived here next.

My dear, longtime neighbor, Mrs. Maggie Florence (Fincher) Underwood, told me that in her childhood she attended a wedding in this house for her aunt. Mr. Boydston gave the home to his bride as a wedding gift. Mrs. Boydston died young, so that family did not live long on St. Mary's Street. How I wish I had made notes about what Maggie told me!

Mrs. Underwood was born in a home where the current Post Office is located. She moved to New Mexico with her parents due to her father's tuberculosis. When Mr. Fincher died in 1911, she and her mother returned to Rockwall. With Mrs. Fincher's mother, Mrs. Thompson, they bought the home at 506 Barnes Street. Maggie lived there until her death, the day after her 99th birthday. That street did not have a name initially, and was called the "short street." One day when Maggie's husband, J. A. Underwood, was paying his taxes, the county clerk said, "I have always wanted a street named after me." Since then, it has been Barnes Street.

The next family which Mrs. Parker could recall living at 109 St. Mary's was the Will Wades. They soon moved to Taiban, New Mexico. Miss Mattie wrote, "In 1906, Sam Spong took Jennie to Taiban for her health. She married (illegible)."

Charlie Coates bought the house for his family, so they would be nearer school. On Armistice Day, church bells tolled and whistles blew in celebration of the end of WWI, but the Coates family was mourning the death of a daughter from 'flu.

The Coates sold the house to Forest Jones and his wife, who had two daughters, Lillian and Anna Dean. Mr. Jones was a successful insurance man, and owned farm land. Their servants lived in quarters on the property, near the old metal tool shed currently there. We found the old bois d'arc foundation blocks still in place when we bought the house.

Judge Bill Lofland's mother told me that she roomed with the Jones family while she was in college. The house since that time has always been called "the old Jones house." The Jones family had the star design originally found in front and back doors, replaced on the front door with the letter "J," and there it remains. Mr. Jones kept the house in perfect condition.



He installed electric lights under the house, and jacks placed, for convenience in keeping it level.

The Jones' daughter, Anna Dean, married one of the Coates' sons, and they lived on a farm east of town. When Mr. Jones died, his widow lived at 109 St. Mary's, alone. The home was left vacant, and fell into bad shape, after Mrs. Jones' death. Later, Anna Dean Coates moved back to the house and rented out rooms. According to Mrs. Underwood, the city had to send tractors to mow the undergrowth a couple of times a year. The property was very neglected from the time of Mr. Jones' death. We purchased the home at 109 St. Mary's Street from Anna Dean Coates, in 1967.

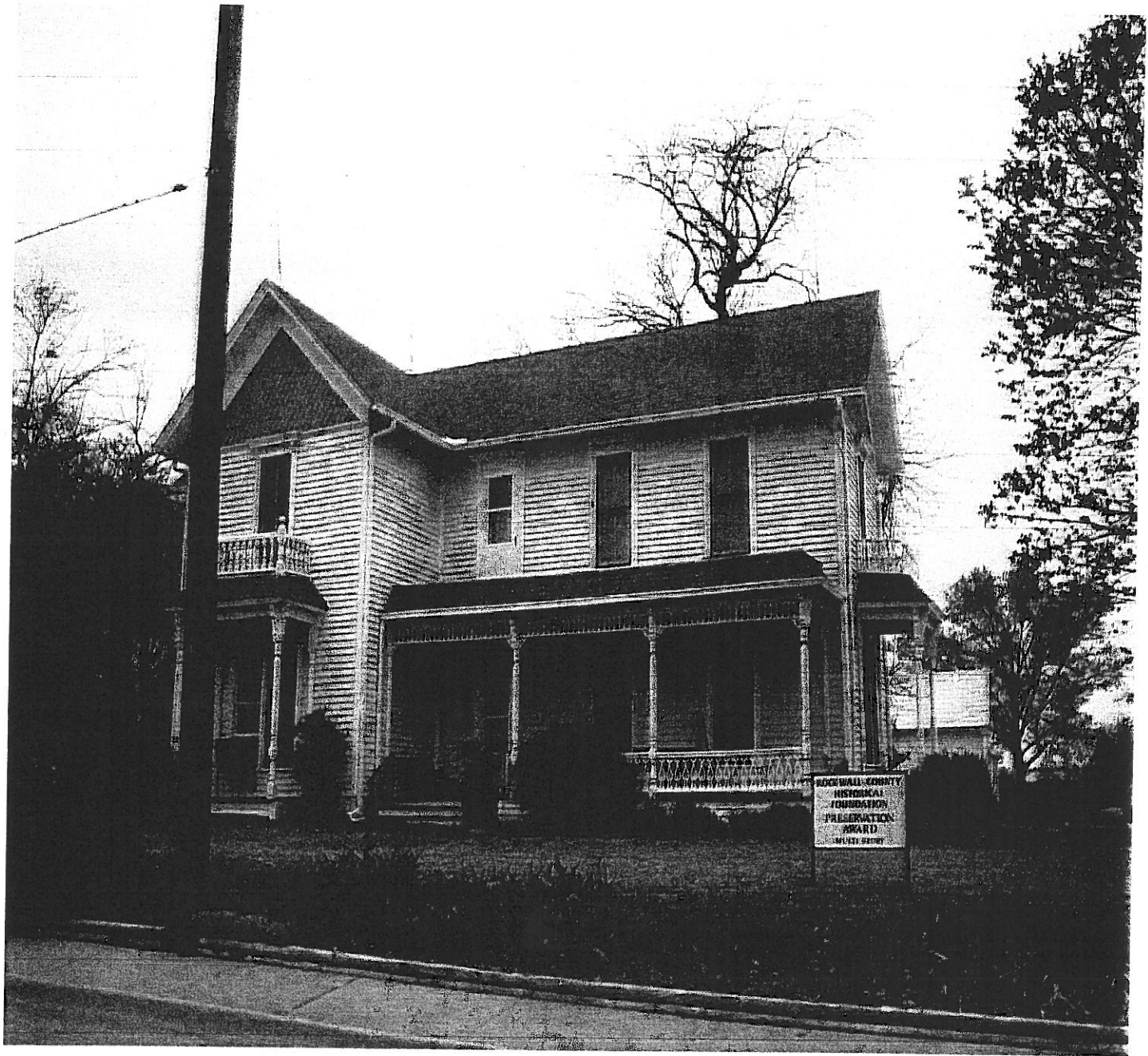
Mrs. Mattie Parker wrote that her parents, the Spongs, gave the home at 506 Barnes Street (the "short street") to her and Mr. Parker as a wedding gift. I don't know when the Parkers moved from there, but it was prior to 1911. Mrs. Mattie stated that the home had formerly been a Baptist parsonage, and the church ladies pieced quilts to earn money for the cistern. (All the time I knew "Miss Mattie," she lived on the east side of Fannin Street, across from the Christian Church, which is now a wedding chapel.)

According to Maggie Underwood, the house at 506 Barnes is older than my home. Maggie also stated that Miss Mattie was related to the people living at 109 St. Mary's (a connection between the Wades and Spongs--both families went to Taiban, NM, at similar times?).

I hope this helps, and makes interesting, your research about 109 St. Mary's and 506 Barnes.

Regards,

*Wilma Jordan*  
Wilma Jordan



## Property Detail Sheet (R14394)

 History
  Datasheet
  View Sketch
  View Images
  Bills
  Stmt Of Acct

**Owner Information**

Owner ID: 82902  
 Owner Name: JORDAN WILMA D  
 Owner Address: 109 ST MARYS ST  
 ROCKWALL, TX 75087  
 Property Address: 109 ST MARYS ST

**Parcel Information**

Legal Description: B F BOYDSTON, BLOCK 117, LOT A  
 Acreage:  
 Cross Reference: 3140-0117-000A-00-0R  
 Map ID: 2-3  
 Undivided Interest:  
 Exemption Codes: HS (HOMESTEAD )  
 OAS (OVER 65 - SURVIVING SPOUSE)  
 Entity Codes: GRW (ROCKWALL COUNTY)  
 SRW (ROCKWALL ISD)  
 CRW (CITY OF ROCKWALL)  
 Deed Type: DC  
 Deed Book: 01-342-02  
 Deed Page:

**Value Breakdown**

Values displayed are preliminary and subject to change

Land HS:	\$35,000 +
Land NHS:	\$0 +
Improvement HS:	\$74,410 +
Improvement NHS:	\$0 +
Ag Market:	\$0
Ag Use:	\$0 +
Timber Market:	\$0
Timber Use:	\$0 +
Assessed:	\$109,410 =

**Improvements**

ID	Type	SPTB	Segs	Value
Imp 1	R (RESIDENTIAL)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	5	\$74,410

**Land**

ID	Type	SPTB	Acres	Market
Land 1	CV (CV)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	0.396	\$35,000



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TEXAS HISTORICAL COMMISSION  
TEXAS HISTORIC SITES INVENTORY FORM  
RESIDENTIAL PROPERTY FORM

County Rockwall SITE # \_\_\_\_\_ USGS Quad # \_\_\_\_\_  
City/Rural Rockwall Date: Factual 1888 Est. \_\_\_\_\_ Additions: \_\_\_\_\_  
Historic Name \_\_\_\_\_ Architect/Builder \_\_\_\_\_  
Address 109 ST. MARY'S Contractor \_\_\_\_\_  
Owner RICHARD JORDAN Historic Use \_\_\_\_\_  
Legal Desc. 3140 - 0117 - 000X - 00 - 02 Present Use \_\_\_\_\_  
Property Type RES. Subtype \_\_\_\_\_ Stylistic Influence FOLK L-PLAN  
Integrity of: ☐ location ☐ design ☐ setting ☐ materials ☐ workmanship ☐ association ☐ feeling  
HISTORY OF PROPERTY DAMP FROM CITY SURVEY

AREAS OF SIGNIFICANCE (Include justification)

BIBLIOGRAPHY (include oral histories)

Surveyor JSW Date Surveyed 07-26-00  
Photo Data: Roll/Frame 6/2 Through Roll / Frame \_\_\_\_\_ Slides \_\_\_\_\_  
Designations: \_\_\_\_\_ NR \_\_\_\_\_ RTHL \_\_\_\_\_ HABS \_\_\_\_\_ Local \_\_\_\_\_ Other \_\_\_\_\_

DESCRIPTION OF BUILDING:

LOCATION:

\_\_\_\_\_ fieldstone veneer  
\_\_\_\_\_ original location  
\_\_\_\_\_ moved (specify date)  
\_\_\_\_\_ building faces (N/S/E/W)  
\_\_\_\_\_ wood shingle  
\_\_\_\_\_ synthetic siding  
\_\_\_\_\_ specify other

STORIES:

2 specify #: (1, 1.5, 2...etc.)

CONSTRUCTION:

☒ frame  
\_\_\_\_\_ solid brick (color?)  
\_\_\_\_\_ solid stone (color?)  
\_\_\_\_\_ specify other

PORCHES:

3 specify # of bays  
5 specify N/E/S/W elev.  
\_\_\_\_\_ shed roof  
☒ hipped roof FLAT  
\_\_\_\_\_ gable roof  
\_\_\_\_\_ inset  
☒ turned-wood posts  
\_\_\_\_\_ square posts  
\_\_\_\_\_ chamfered wood posts  
\_\_\_\_\_ brick piers  
\_\_\_\_\_ box columns  
classical columns (specify)  
\_\_\_\_\_ taper box supports  
\_\_\_\_\_ full-height  
\_\_\_\_\_ on piers  
\_\_\_\_\_ fabricated metal  
\_\_\_\_\_ squared wood balusters  
\_\_\_\_\_ turned wood balusters  
\_\_\_\_\_ jig-sawn brackets  
\_\_\_\_\_ jig-sawn porch frieze  
\_\_\_\_\_ turned work frieze  
\_\_\_\_\_ specify other

PLAN:

☒ L-plan  
\_\_\_\_\_ modified L-plan  
\_\_\_\_\_ Center passage plan  
\_\_\_\_\_ (specify # of rooms deep)  
\_\_\_\_\_ 2-room plan  
\_\_\_\_\_ T-plan  
\_\_\_\_\_ bungalow plan  
\_\_\_\_\_ shotgun plan  
\_\_\_\_\_ asymmetrical plan  
\_\_\_\_\_ specify other

FOUNDATION MATERIALS:

\_\_\_\_\_ pier-and-beam  
\_\_\_\_\_ stone  
\_\_\_\_\_ brick  
\_\_\_\_\_ specify other

EXTERIOR WALL SURFACE:

☒ weatherboard siding  
☒ drop siding  
\_\_\_\_\_ stucco  
\_\_\_\_\_ stone  
\_\_\_\_\_ board-and-batten siding

WINDOWS:

☒ wood sash  
\_\_\_\_\_ aluminum sash  
☒ double-hung

\_\_\_\_\_ casement

\_\_\_\_\_ fixed  
\_\_\_\_\_ decorative screenwork  
(specify light configuration)  
2x2

DOORS / ENTRIES:

☒ single-door primary entrance  
\_\_\_\_\_ double-door primary entrance  
\_\_\_\_\_ 2 primary entrances  
☒ with transom  
\_\_\_\_\_ with sidelights  
\_\_\_\_\_ specify other

GABLE END TREATMENT:

\_\_\_\_\_ same as wall surface  
\_\_\_\_\_ stucco  
☒ wood shingle  
\_\_\_\_\_ wood siding  
\_\_\_\_\_ decorative bargeboards  
\_\_\_\_\_ windows  
\_\_\_\_\_ vents  
\_\_\_\_\_ specify other

ROOF TYPE:

☒ gable  
\_\_\_\_\_ hipped  
\_\_\_\_\_ flat/with parapet  
\_\_\_\_\_ gambrel  
\_\_\_\_\_ dormers: (specify #)  
\_\_\_\_\_ gable  
\_\_\_\_\_ hipped  
\_\_\_\_\_ shed  
\_\_\_\_\_ specify other

ROOF MATERIALS:

\_\_\_\_\_ wood shingles  
☒ composition shingles  
\_\_\_\_\_ tile  
\_\_\_\_\_ metal (specify)  
\_\_\_\_\_ box eaves  
\_\_\_\_\_ exposed rafter ends  
\_\_\_\_\_ jig-sawn brackets  
\_\_\_\_\_ stick brackets  
\_\_\_\_\_ specify other

CHIMNEYS:

\_\_\_\_\_ specify #  
\_\_\_\_\_ interior (placement?)  
\_\_\_\_\_ exterior (placement?)

OTHER:

ADDN. ON REAR  
W/ DORMER & TRANSOM  
PORCH SIMILAR TO FT.

OUT BUILDINGS:

\_\_\_\_\_ (specify # & type)  
\_\_\_\_\_ garage \_\_\_\_\_ barn  
\_\_\_\_\_ shed  
\_\_\_\_\_ specify other

LANDSCAPE:

\_\_\_\_\_ sidewalks  
\_\_\_\_\_ terracing \_\_\_\_\_ drives  
\_\_\_\_\_ cistern \_\_\_\_\_ gardens

Response of the Wilma Jordan Family to the Rockwall Historic Preservation Advisory Board,  
Nomination of the Home at 109 St. Mary's Street for Historic Marker and Status  
August 18, 2005

We appreciate the nomination of the Jordan Home at 109 St. Mary's Street for a historic marker.

Mother lived in the home here in Rockwall, raised her family, and made many improvements to the home, since May of 1967. Due to changes in family status and health, she has placed the home on the real estate market since June of this year.

Mother was notified *by a potential buyer* that her home had been nominated for a historic marker. The gentleman withdrew his offer to buy her home, partially based on the fact that the home had been nominated. To date, *two offers* have been withdrawn to buy her home.

The historic marker for such a unique home would be much more appropriate *after* the sale and renovation of the property, when the *new owner* could seek such an honor. Therefore, we respectfully decline the nomination for the historic marker.

*Wilma Jordan*  
\_\_\_\_\_  
*Wilma Jordan*



# CITY OF ROCKWALL

at Rockwall CityPlace

## **Public Notice**

The City of Rockwall Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/13/2005 at 6:00 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas and the Rockwall City Council will hold a public hearing on **Monday, 9/19/2005 at 6:00 p.m.** in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

### **H2005-008: 109 St Marys St**

*Hold a public hearing to consider a city initiated request for a Historic Landmark 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" with in the Historic survey.*

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure that your comments are included in the information sent to the Planning and Zoning Commission, please return the completed form below by 8/10/2005 to:

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

---

### **Case number: H2005-008**

**Please place a check mark on the appropriate line below:**

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

14

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

*I think the property owner should decide when (or if) a property should receive a Historic Landmark Designation. I have many reasons! See attached!*

Your Name:

*Wilma D. Jordan*

Rockwall Property Address:

*109 St. Marys St.*

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

Chris Spencer  
City Planner  
Rockwall, TX 75087

The Richard Jordan family moved to 109 St. Mary's Street in May, 1967. The house and property had been sadly neglected. We invested much time, energy, and money to return this place to a habitable state and to maintain it. We have loved living in this home and in Rockwall. I, Wilma Jordan, now find that due to changes in family circumstances and health, I must sell our home. ***We strongly oppose historic landmark status at this time.***

Historic Landmark request is hindering the sale of this home. ***To date, two potential buyers have cited the landmark status as part of the reason their offers were withdrawn.***

In order to make ***any*** exterior changes to a landmarked property, such as: improved driveways, upgrade to central heat and air, addition of covered parking or storage, fencing, swimming pools, etc., the owner must have approval of RHPAB. These important improvements, especially central heat and air, as well as fencing, are essential for any family considering moving to this fine old home. ***The RHPAB only meets monthly. Their approval (C of A) is in addition to any permits required by the city.*** Can you imagine anyone buying this property after landmark status is imposed, and facing these ***delays*** in preparing the home ***for their family's safety and pleasure?*** No, we cannot imagine this, either.

Truly, this unique home at 109 St. Mary's Street merits an historical marker, ***but please delay this honor*** until a new owner is able to upgrade the home for his family. ***Do not impose an historic landmark on the Jordan family.***

Sincerely,



Wilma Jordan and Family  
109 St. Mary's Street  
Rockwall, TX 75087

**AGENDA**  
**ROCKWALL CITY COUNCIL**

September 19, 2005  
6:00 p.m. Regular Meeting  
City Hall, 385 S. Goliad, Rockwall, Texas 75087

*Des...*  
*T. Lott*  
*2. Stoughton 7-0*  
*X*

**5. PUBLIC HEARING ITEMS**

- c. **H2005-008** – Hold a public hearing and consider approval of an **Ordinance** for a city initiated request for a Historic Landmark designation for the Jordan House located at 109 St. Marys Street. 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 and take any action necessary. **[1<sup>st</sup> Reading]**



## **CITY OF ROCKWALL CITY COUNCIL MEMO**

**AGENDA DATE:** 9/19/2005

**APPLICANT:** City of Rockwall

**AGENDA ITEM:** H2005-008; 109 St Marys St

---

Hold a public hearing to consider a city initiated request for a Historic Landmark 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" with in the Historic survey.

**BACKGROUND INFORMATION:**

On July 21, 2005, the Historic Preservation Advisory Board (HPAB) directed staff to begin the proceedings to designate the "Old Jones Home" located at 109 St. Marys Street as a City of Rockwall Historic Landmark. On August 1, 2005, City Council approved the recommendation of the HPAB for application of Historical Landmark designation for 109 St. Marys Street by a vote of 7-0.

The house at 109 St. Marys is listed as a "High Contributing" property within the City of Rockwall Historical Survey and is located with the "SF-7" Single Family District. The structure, known as the "Old Jones Home" was constructed in 1888 of Cypress by Mr. Carter, owner of the first lumber company in Rockwall. The house is a 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.

The "Folk Victorian" style was prevalent from the 1870's to 1910 and is defined by the 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.

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

In staffs opinion the "Old Jones Home" is significant to the built environment/architecture and the urban fabric of the City of Rockwall.

Fourteen (14) notices were sent out to property owners within 200. At the time of this report one (1) notice had been received in opposition. The notice that has been returned in opposition is from the property owner requiring a majority (3/4) council vote for approval,

**RECOMMENDATIONS:**

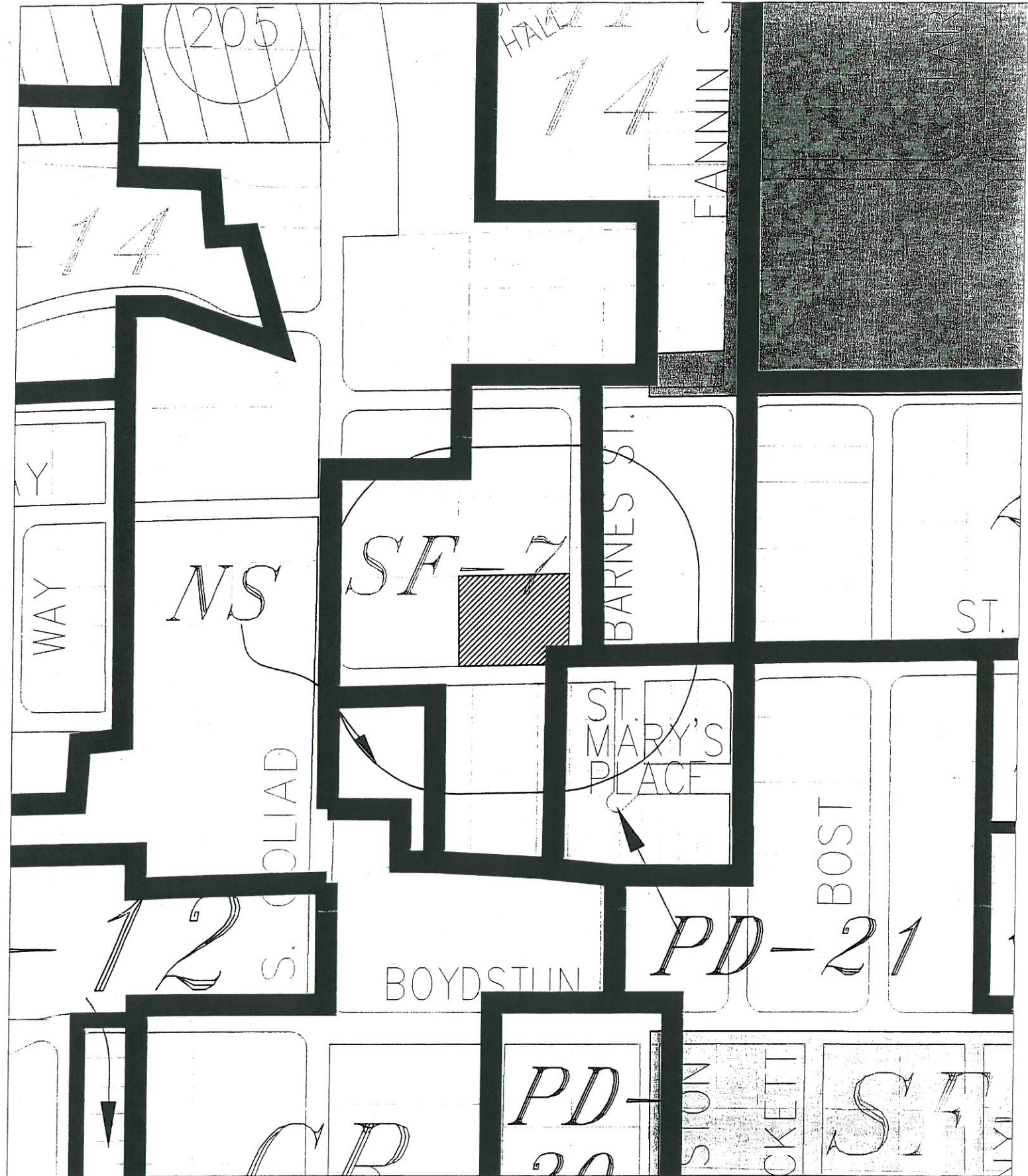
Staff Recommends approval of the request with the following conditions:

That 109 St. Marys Street be landmarked as the "Old Jones Home".

On August 18, 2005, the Historic Preservation Advisory Board recommended approval of the "Landmark" designation for 109 St. Marys Street subject to the following condition by a vote of 5-1-1 (Holcomb descending, Davis abstaining):

That 109 St. Marys Street be landmarked as the "Jordan House".

At the September 13, 2005, Planning and Zoning Commission meeting the motion of approval of Landmark designation failed by a vote of 3-3.



H2005-008

109 St. Marys Street  
Landmark



1" = 200'



August 25, 2005

Dear Marge,

Thank you for understanding that this is not an appropriate time for me or for a buyer, to have to contend with a historical marker. Naming the house for us "newcomers" would not ease the pain. Our family does not want the house to be named for us.

I can share information Mrs. Mattie (Spong) Parker from the Methodist Church wrote for me about the homes at 109 St. Mary's Street and 506 Barnes Street, and some verbal history related by Mrs. Maggie Florence Fincher Underwood, who was our neighbor at 506 Barnes Street.

The Carters, from Lufkin, in East Texas, came here to start Rockwall's first lumber company, and had the house at 109 St. Mary's Street built as their home. According to the Spafford family, Joe Spafford's father was the builder. That is logical, because about that time he also built the Spafford home on North Goliad Street, where Joe was born, and where Joe and Christine raised their family.

When the Carter's lumber company became successful, it was sold, and the Carters moved to another small town to start another lumber business; they took "only their wardrobe and their chamber pot," according to Mrs. Parker. Mrs. Carter loved the Rockwall people, and the house, and wished they could remain here.

The Chandler family lived in this house for a time, then moved west to Abilene. Miss Mattie Parker could not remember who lived here next.

My dear, longtime neighbor, Mrs. Maggie Florence (Fincher) Underwood, told me that in her childhood she attended a wedding in this house for her aunt. Mr. Boydston gave the home to his bride as a wedding gift. Mrs. Boydston died young, so that family did not live long on St. Mary's Street. How I wish I had made notes about what Maggie told me!

Mrs. Underwood was born in a home where the current Post Office is located. She moved to New Mexico with her parents due to her father's tuberculosis. When Mr. Fincher died in 1911, she and her mother returned to Rockwall. With Mrs. Fincher's mother, Mrs. Thompson, they bought the home at 506 Barnes Street. Maggie lived there until her death, the day after her 99th birthday. That street did not have a name initially, and was called the "short street." One day when Maggie's husband, J. A. Underwood, was paying his taxes, the county clerk said, "I have always wanted a street named after me." Since then, it has been Barnes Street.

The next family which Mrs. Parker could recall living at 109 St. Mary's was the Will Wades. They soon moved to Taiban, New Mexico. Miss Mattie wrote, "In 1906, Sam Spong took Jennie to Taiban for her health. She married (illegible)."

Charlie Coates bought the house for his family, so they would be nearer school. On Armistice Day, church bells tolled and whistles blew in celebration of the end of WWI, but the Coates family was mourning the death of a daughter from 'flu.

The Coates sold the house to Forest Jones and his wife, who had two daughters, Lillian and Anna Dean. Mr. Jones was a successful insurance man, and owned farm land. Their servants lived in quarters on the property, near the old metal tool shed currently there. We found the old bois d'arc foundation blocks still in place when we bought the house.

Judge Bill Lofland's mother told me that she roomed with the Jones family while she was in college. The house since that time has always been called "the old Jones house."

The Jones family had the star design originally found in front and back doors, replaced on the front door with the letter "J," and there it remains. Mr. Jones kept the house in perfect condition.

He installed electric lights under the house, and jacks placed, for convenience in keeping it level.

The Jones' daughter, Anna Dean, married one of the Coates' sons, and they lived on a farm east of town. When Mr. Jones died, his widow lived at 109 St. Mary's, alone. The home was left vacant, and fell into bad shape, after Mrs. Jones' death. Later, Anna Dean Coates moved back to the house and rented out rooms. According to Mrs. Underwood, the city had to send tractors to mow the undergrowth a couple of times a year. The property was very neglected from the time of Mr. Jones' death. We purchased the home at 109 St. Mary's Street from Anna Dean Coates, in 1967.

Mrs. Mattie Parker wrote that her parents, the Spongs, gave the home at 506 Barnes Street (the "short street") to her and Mr. Parker as a wedding gift. I don't know when the Parkers moved from there, but it was prior to 1911. Mrs. Mattie stated that the home had formerly been a Baptist parsonage, and the church ladies pieced quilts to earn money for the cistern. (All the time I knew "Miss Mattie," she lived on the east side of Fannin Street, across from the Christian Church, which is now a wedding chapel.)

According to Maggie Underwood, the house at 506 Barnes is older than my home. Maggie also stated that Miss Mattie was related to the people living at 109 St. Mary's (a connection between the Wades and Spongs—both families went to Taiban, NM, at similar times?).

I hope this helps, and makes interesting, your research about 109 St. Mary's and 506 Barnes.

Regards,

*Wilma Jordan*  
Wilma Jordan





## Property Detail Sheet (R14394)

 History
  Datasheet
  View Sketch
  View Images
  Bills
  Stmt Of Acct

**Owner Information**

Owner ID: 82902  
 Owner Name: JORDAN WILMA D  
 Owner Address: 109 ST MARYS ST  
 ROCKWALL, TX 75087  
 Property Address: 109 ST MARYS ST

**Parcel Information**

Legal Description: B F BOYDSTON, BLOCK 117, LOT A  
 Acreage:  
 Cross Reference: 3140-0117-000A-00-0R  
 Map ID: 2-3  
 Undivided Interest:  
 Exemption Codes: HS (HOMESTEAD )  
 OAS (OVER 65 - SURVIVING SPOUSE)  
 Entity Codes: GRW (ROCKWALL COUNTY)  
 SRW (ROCKWALL ISD)  
 CRW (CITY OF ROCKWALL)  
 Deed Type: DC  
 Deed Book: 01-342-02  
 Deed Page:

**Value Breakdown**

Values displayed are preliminary and subject to change

Land HS:	\$35,000 +
Land NHS:	\$0 +
Improvement HS:	\$74,410 +
Improvement NHS:	\$0 +
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Ag Use:	\$0 +
Timber Market:	\$0
Timber Use:	\$0 +
Assessed:	\$109,410 =

**Improvements**

ID	Type	SPTB	Segs	Value
Imp 1	R (RESIDENTIAL)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	5	\$74,410

**Land**

ID	Type	SPTB	Acres	Market
Land 1	CV (CV)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	0.396	\$35,000



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TEXAS HISTORICAL COMMISSION  
TEXAS HISTORIC SITES INVENTORY FORM  
RESIDENTIAL PROPERTY FORM

County Rockwall  
City/Rural Rockwall  
Historic Name \_\_\_\_\_  
Address 109 ST. MARY'S  
Owner RICHARD JORDAN  
Legal Desc. 3140 - 0117 - 000A - 00 - 02  
Property Type RES.

SITE # \_\_\_\_\_ USGS Quad # \_\_\_\_\_  
Date: Factual 1888 Est. \_\_\_\_\_ Additions: \_\_\_\_\_  
Architect/Builder \_\_\_\_\_  
Contractor \_\_\_\_\_  
Historic Use \_\_\_\_\_  
Present Use \_\_\_\_\_  
Subtype \_\_\_\_\_ Stylistic Influence Folk L-Plan

Integrity of: ☐ location ☐ design ☐ setting ☐ materials ☐ workmanship ☐ association ☐ feeling

HISTORY OF PROPERTY DATE FROM CITY SURVEY

AREAS OF SIGNIFICANCE (Include justification) \_\_\_\_\_

BIBLIOGRAPHY (include oral histories) \_\_\_\_\_

Surveyor JSW Date Surveyed 04-26-00  
Photo Data: Roll/Frame 6/2 Through Roll / Frame \_\_\_\_\_ Slides \_\_\_\_\_  
Designations: \_\_\_\_\_ NR \_\_\_\_\_ RTHL \_\_\_\_\_ HABS \_\_\_\_\_ Local \_\_\_\_\_ Other \_\_\_\_\_

DESCRIPTION OF BUILDING:

LOCATION: \_\_\_\_\_ fieldstone veneer  
\_\_\_\_\_ original location \_\_\_\_\_ brick (color?)  
\_\_\_\_\_ moved (specify date) \_\_\_\_\_ wood shingle  
\_\_\_\_\_ building faces (N/S/E/W) \_\_\_\_\_ synthetic siding  
\_\_\_\_\_ specify other \_\_\_\_\_

STORIES: \_\_\_\_\_ specify #:(1, 1.5, 2...etc.)  
2 specify # of bays

CONSTRUCTION: \_\_\_\_\_  
☒ frame \_\_\_\_\_  
\_\_\_\_\_ solid brick (color?) \_\_\_\_\_  
\_\_\_\_\_ solid stone (color?) \_\_\_\_\_  
\_\_\_\_\_ specify other \_\_\_\_\_

PLAN: \_\_\_\_\_  
☒ L-plan \_\_\_\_\_  
\_\_\_\_\_ modified L-plan \_\_\_\_\_  
\_\_\_\_\_ Center passage plan \_\_\_\_\_  
\_\_\_\_\_ (specify # of rooms deep) \_\_\_\_\_  
\_\_\_\_\_ 2-room plan \_\_\_\_\_  
\_\_\_\_\_ T-plan \_\_\_\_\_  
\_\_\_\_\_ bungalow plan \_\_\_\_\_  
\_\_\_\_\_ shotgun plan \_\_\_\_\_  
\_\_\_\_\_ asymmetrical plan \_\_\_\_\_  
\_\_\_\_\_ specify other \_\_\_\_\_

FOUNDATION MATERIALS: \_\_\_\_\_  
\_\_\_\_\_ pier-and-beam \_\_\_\_\_  
\_\_\_\_\_ stone \_\_\_\_\_  
\_\_\_\_\_ brick \_\_\_\_\_  
\_\_\_\_\_ specify other \_\_\_\_\_

EXTERIOR WALL SURFACE: \_\_\_\_\_  
☒ weatherboard siding \_\_\_\_\_  
☒ drop siding \_\_\_\_\_  
\_\_\_\_\_ stucco \_\_\_\_\_  
\_\_\_\_\_ stone \_\_\_\_\_  
\_\_\_\_\_ board-and-batten siding \_\_\_\_\_

WINDOWS: \_\_\_\_\_  
☒ wood sash \_\_\_\_\_  
\_\_\_\_\_ aluminum sash \_\_\_\_\_  
☒ double-hung \_\_\_\_\_

DOORS / ENTRIES: \_\_\_\_\_  
☒ single-door primary entrance \_\_\_\_\_  
\_\_\_\_\_ double-door primary entrance \_\_\_\_\_  
\_\_\_\_\_ 2 primary entrances \_\_\_\_\_  
\_\_\_\_\_ with transom \_\_\_\_\_  
\_\_\_\_\_ with sidelights \_\_\_\_\_  
\_\_\_\_\_ specify other \_\_\_\_\_

GABLE END TREATMENT: \_\_\_\_\_  
\_\_\_\_\_ same as wall surface \_\_\_\_\_  
☒ stucco \_\_\_\_\_  
☒ wood shingle \_\_\_\_\_  
\_\_\_\_\_ wood siding \_\_\_\_\_  
\_\_\_\_\_ decorative bargeboards \_\_\_\_\_  
\_\_\_\_\_ windows \_\_\_\_\_  
\_\_\_\_\_ vents \_\_\_\_\_  
\_\_\_\_\_ specify other \_\_\_\_\_

ROOF TYPE: \_\_\_\_\_  
☒ gable \_\_\_\_\_  
\_\_\_\_\_ hipped \_\_\_\_\_  
\_\_\_\_\_ flat/with parapet \_\_\_\_\_  
\_\_\_\_\_ gambrel \_\_\_\_\_  
\_\_\_\_\_ dormers: (specify #) \_\_\_\_\_  
\_\_\_\_\_ gable \_\_\_\_\_  
\_\_\_\_\_ hipped \_\_\_\_\_  
\_\_\_\_\_ shed \_\_\_\_\_  
\_\_\_\_\_ specify other \_\_\_\_\_

OUT BUILDINGS: \_\_\_\_\_  
\_\_\_\_\_ (specify # & type) \_\_\_\_\_  
\_\_\_\_\_ garage \_\_\_\_\_ barn \_\_\_\_\_  
\_\_\_\_\_ shed \_\_\_\_\_  
\_\_\_\_\_ specify other \_\_\_\_\_

LANDSCAPE: \_\_\_\_\_  
\_\_\_\_\_ sidewalks \_\_\_\_\_  
\_\_\_\_\_ terracing \_\_\_\_\_ drives \_\_\_\_\_  
\_\_\_\_\_ cistern \_\_\_\_\_ gardens \_\_\_\_\_

ROOF MATERIALS: \_\_\_\_\_  
☒ wood shingles \_\_\_\_\_  
☒ composition shingles \_\_\_\_\_  
\_\_\_\_\_ tile \_\_\_\_\_  
\_\_\_\_\_ metal (specify) \_\_\_\_\_  
\_\_\_\_\_ box eaves \_\_\_\_\_  
\_\_\_\_\_ exposed rafter ends \_\_\_\_\_  
\_\_\_\_\_ jig-sawn brackets \_\_\_\_\_  
\_\_\_\_\_ stick brackets \_\_\_\_\_  
\_\_\_\_\_ specify other \_\_\_\_\_

CHIMNEYS: \_\_\_\_\_  
\_\_\_\_\_ specify # \_\_\_\_\_  
\_\_\_\_\_ interior (placement?) \_\_\_\_\_  
\_\_\_\_\_ exterior (placement?) \_\_\_\_\_

OTHER: \_\_\_\_\_  
ADDN. ON REAR  
W/ DOOR & TRANSOM  
PORCH SIMILAR TO FL.

Response of the Wilma Jordan Family to the Rockwall Historic Preservation Advisory Board,  
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The historic marker for such a unique home would be much more appropriate *after* the sale and renovation of the property, when the *new owner* could seek such an honor. Therefore, we respectfully decline the nomination for the historic marker.

*Wilma Jordan*  
\_\_\_\_\_  
*Wilma Jordan*



# CITY OF ROCKWALL

at Rockwall CityPlace

## Public Notice

The City of Rockwall Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/13/2005 at 6:00 p.m.**, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas and the Rockwall City Council will hold a public hearing on **Monday, 9/19/2005 at 6:00 p.m.** in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

### **H2005-008: 109 St Marys St**

*Hold a public hearing to consider a city initiated request for a Historic Landmark 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" with in the Historic survey.*

As an interested property owner, you are invited to attend these meetings and/or express your thoughts in writing by returning the form below. To ensure that your comments are included in the information sent to the Planning and Zoning Commission, please return the completed form below by 8/10/2005 to:

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

### **Case number: H2005-008**

**Please place a check mark on the appropriate line below:**

\_\_\_\_\_ I am in favor of the request for the reasons listed below 14

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

*I think the property owner should decide when (or if) a property should receive a Historic Landmark designation. I have many reasons! See attached!*

Your Name: Wilma D. Jordan

Rockwall Property Address: 109 St. Mary's St.

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



Chris Spencer  
City Planner  
Rockwall, TX 75087

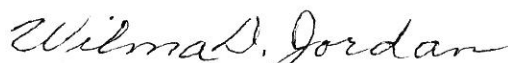
The Richard Jordan family moved to 109 St. Mary's Street in May, 1967. The house and property had been sadly neglected. We invested much time, energy, and money to return this place to a habitable state and to maintain it. We have loved living in this home and in Rockwall. I, Wilma Jordan, now find that due to changes in family circumstances and health, I must sell our home. ***We strongly oppose historic landmark status at this time.***

Historic Landmark request is hindering the sale of this home. ***To date, two potential buyers have cited the landmark status as part of the reason their offers were withdrawn.***

In order to make ***any*** exterior changes to a landmarked property, such as: improved driveways, upgrade to central heat and air, addition of covered parking or storage, fencing, swimming pools, etc., the owner must have approval of RHPAB. These important improvements, especially central heat and air, as well as fencing, are essential for any family considering moving to this fine old home. ***The RHPAB only meets monthly. Their approval (C of A) is in addition to any permits required by the city.*** Can you imagine anyone buying this property after landmark status is imposed, and facing these ***delays*** in preparing the home ***for their family's safety and pleasure?*** No, we cannot imagine this, either.

Truly, this unique home at 109 St. Mary's Street merits an historical marker, ***but please delay this honor*** until a new owner is able to upgrade the home for his family. ***Do not impose an historic landmark on the Jordan family.***

Sincerely,



Wilma Jordan and Family  
109 St. Mary's Street  
Rockwall, TX 75087

## CITY OF ROCKWALL

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (ORD. NO. 04-38) OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED BY AMENDING ARTICLE V, SECTION 6.2 HISTORIC OVERLAY DISTRICT TO PROVIDE FOR GENERAL PROVISIONS AND REQUIREMENTS FOR THE DESIGNATION OF A LANDMARK DISTRICT KNOWN AS THE HISTORIC "JORDAN HOUSE", BEING 109 ST. MARYS, BLOCK 117, LOT A, BF BOYDSTON ADDITION; AND MORE SPECIFICALLY DESCRIBED HEREIN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a city initiated request for the property known as Block 117, Lot A, BF Boydston Addition (109 St, Marys) further described in the attached Exhibit "A" for designation of the said tract as a Landmark District know as the Historic "Jordan House" as defined in City of Rockwall Unified Development Code (Ord. No. 04-38); Article V, Section 6.2 Historic Overlay District;

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

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

**Section 1.** That the Unified Development Code (Ord. No. 04-38), as heretofore amended, be amended by the designation of a Landmark Property known as the Historic "Jordan House" Landmark District, being Block 117, Lot A, ,BF Boydston Addition (109 St. Marys) further described in the attached Exhibit "A" as set forth in Article V, Section 6.2 Historic Overlay District of the Unified Development Code (Ord. No. 04-38). The Design Guidelines of the Old Town Rockwall Historic District; Exhibit "B" of City of Rockwall Ordinance No. 02-26, which served to establish the inaugural Historic District, shall apply in their entirety to the development and restoration of the aforementioned subject property further described in Exhibit "A".

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

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

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

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this \_\_\_\_\_ day of \_\_\_\_\_, 2005.**

\_\_\_\_\_  
Bill Cecil, Mayor

**ATTEST:**

\_\_\_\_\_  
Dorothy Brooks, City Secretary

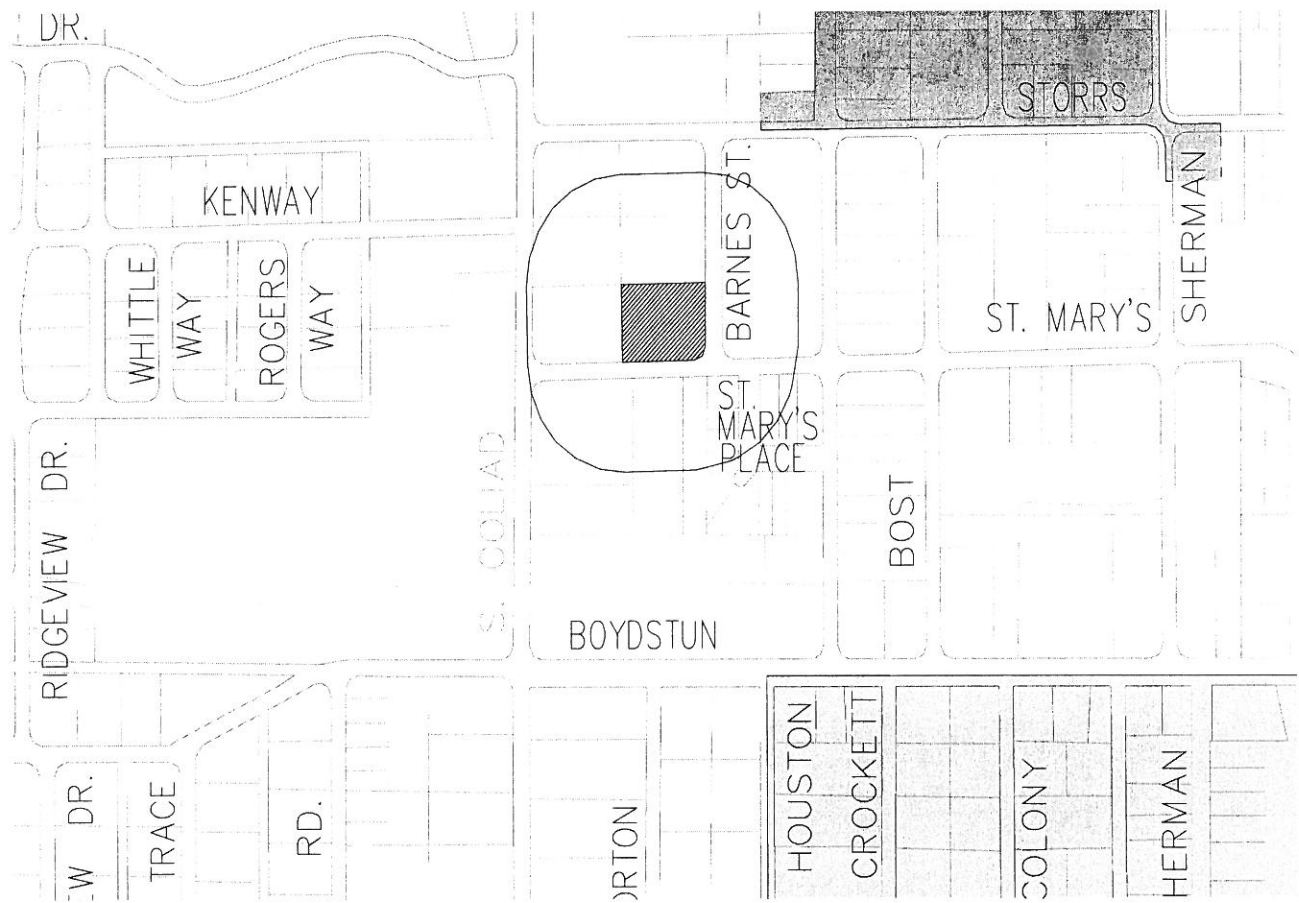
**APPROVED AS TO FORM:**

\_\_\_\_\_  
Pete Eckert, City Attorney

1st Reading: \_\_\_\_\_

2nd Reading: \_\_\_\_\_

**Exhibit "A"**



## **Exhibit "B"**

# **APPENDIX D. HISTORIC PRESERVATION GUIDELINES**

### **Introduction**

These Guidelines have been compiled for the residents and property owners of City of Rockwall designated historic properties located within the Old Town Rockwall Historic District. The preservation, rehabilitation and adaptive reuse of old buildings contribute to the community aesthetically and economically. Rehabilitation is often less expensive than demolition or new construction. This guide was created to aid property owners in rehabilitating and maintaining their property in order to assist the City of Rockwall and the Old Town Rockwall residents in their effort of **"Preserving the Past for the Future."**

### **City of Rockwall Historic Preservation Advisory Board**

The City of Rockwall Historic Preservation Advisory Board was created June 17, 1991 (Ordinance 91-25, Section 2.20.C.2. and Ordinance No. 92-25) to serve as an advisory body to the City Council. The seven members of the Board are appointed for a term of two years by the City Council. Functions of the Advisory Board include maintaining the Historic District Register and reviewing applications for construction, alteration, removal, or demolition affecting proposed or designated historic district properties, and approving or denying Certificates of Appropriateness.

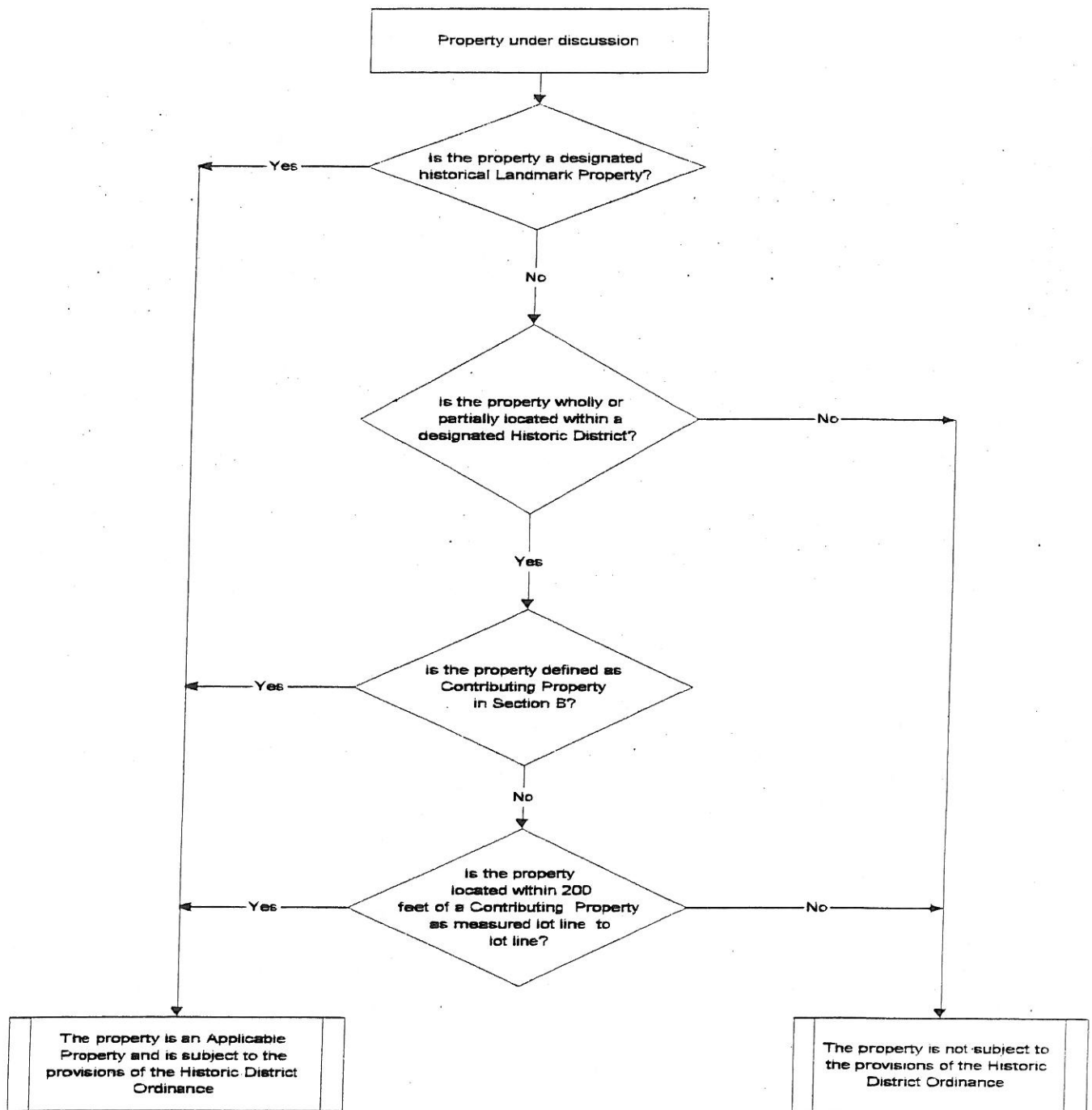
### **Purpose**

The City Council of the City of Rockwall, Texas declared that as a matter of public policy the protection, enhancement and perpetuation of districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational and general welfare of the public. It is recognized that numerous areas, sites and structures within the City of Rockwall represent the distinguishing characteristics of a period style or method of construction that shaped the identity of generations of citizens, collectively and individually, and produced significant historic, architectural and cultural resources that constitute their heritage. Therefore this policy is intended to:

1. Protect, identify and enhance distinctive historical and architectural characteristics and landmarks, which represent distinctive cultural, social, economic, political, and architectural history of Rockwall;
2. Foster civic pride in the accomplishments of the past;
3. Protect and enhance Rockwall's attractiveness to visitors and the support and stimulus to the economy thereby provided;
4. Insure the harmonious, orderly and efficient growth and development of the City;
5. Promote economic prosperity and welfare of the community by encouraging the most appropriate use of such property within the City;
6. Stabilize and improve values of such properties; and,
7. Promote education of significance and importance of historical preservation including the exploration of tax incentives (federal, state or local) that may apply to individual property owners or properties within the historic district as a whole; and,
8. Provide guidance to property owners restoring and/or rehabilitating historic significant properties with discretion and flexibility in an effort to maintain the historical integrity of the area with a corresponding understanding of the economic realities of these types of restorative efforts.



"Applicable Property/Structure" Flowchart



## Definitions

**'Alteration'** means any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, exterior remodeling, painting, or removal of any structure.

**'Applicable Property'/'Applicable Structure'** are the terms used for properties that meet the following criteria, and are subject to the provisions of the historic district ordinance and these Guidelines:

- a. **Either be a designated historical landmark or be wholly or partially located within a designated historic district,**

**AND**

- b. **Either be a contributing property as defined in Section B or be located within 200 feet of a contributing property.**

**'Buffer yard'** means the ten (10) foot landscape buffer that is generally required along the street frontage adjacent to a commercially-developed property as per the City of Rockwall Landscape Ordinance 88-28.

**'Certificate of Appropriateness'** means a signed and dated document evidencing the approval for work proposed by an owner or applicant.

**'Contributing Structure'** means a building, site, structure or object which adds to the historical architectural qualities, historical associations or archaeological value for which a property or district is significant because it was present during the period of significance. It also possesses historical integrity reflecting its character at that time or is capable of yielding important information about the period, or it independently meets the National Register criteria. The level by which a property is "contributing" (high-, medium- and low-contributing property) was originally determined by a historic survey of the properties within the (HO) Historic Overlay District implemented by the City of Rockwall Community Development Department through the spring and summer of 2000.

**'Demolition'** means an act or process (notwithstanding acts of God, criminal activity, etc.) which destroys a site or structure in its entirety, or which destroys a part of a site or structure and permanently impairs its structural, historic or architectural integrity.

**'Design Guidelines'** are the Guidelines in this document which are adopted by the Historic Preservation Advisory Board and City Council for property designated as a heritage resource or heritage resource district to protect, perpetuate and enhance the historical, cultural, architectural or archeological character of an object, site or structure.

**'District'** means a designated area within the Preservation District or elsewhere in the City subject to the requirements and standards of the Historic District Ordinance. An identifying name will precede the word "district."

**'Fenestration'** means the arrangement, proportioning, and design of windows and doors in a structure.

**'Hearing'** see *Public Hearing*.

**'Board' or 'Historic Preservation Advisory Board'** means the Historic Preservation Advisory Board of the City of Rockwall, Texas, established in accordance with the Comprehensive Zoning Ordinance No. 91-25 and 92-25 of the City of Rockwall.

**'Historic Preservation Officer (HPO)'** means a staff person for the City of Rockwall whose duties encompass all historic preservation activities for the City as established in accordance with Section 2.20 of the Comprehensive Zoning Ordinance No. 91-25 and 92-25 of the Code of the City of Rockwall.

**'Historic Preservation'** means the identification, evaluation, recordation, documentation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance and reconstruction of historic structures or property, or any combination of the foregoing activities.

**'Historic Property'** means full range of properties identified in Historic surveys and/or special studies which are significant in history, pre-history, architecture, engineering, archeology and culture, including properties significant to the whole nation or those significant at the state, regional or local level.

**'Landmark'** means a structure or property which is of value in preserving the historical, cultural, architectural or archeological heritage, or an outstanding example of design or a site closely related to an important personage, act or event in history.

**'Minor In-Kind Repairs'** means small-scale repairs to correct minor problems or damage to the exterior. Minor in-kind repairs do not include a change in design, material or outward appearance, only in-kind replacement or repair. Examples of minor in-kind repair include, but are not limited to: touch up painting, replacement of a windowpane, caulking, securing loose boards, etc.

**'Non-Contributing Structure'** means a building, site, structure, or object which does not add to the historical architectural qualities, historical associations, or archaeological value for which a property or district is significant because it was not present during the period of significance. Due to alterations, disturbances, additions, or other changes it no longer possesses historic integrity reflecting its character at that time, is incapable of yielding important information about the period, or it does not independently meet the National Register criteria.

**'Porte cochere'** means a roofed extension of a building over a driveway that shelters passengers getting into and out of vehicles.

**'Preservation District'** means the area designated as having structures which may be suitable for inclusion in a historic district or districts.

**'Public Hearing'** means an opportunity for public comment in accordance with the City of Rockwall's Comprehensive Zoning Ordinance if to be held by the Historic Preservation Advisory Board or Planning and Zoning Commission, or applicable laws and procedures if to be held by the City Council.

**'Reasonable rate of return'** means a reasonable profit or capital appreciation which may accrue from the use or ownership of a structure or property as the result of an investment or labor.

**'Rehabilitation'** means the act or process of returning a structure or property to a state of utility through repair, remodeling or alteration that makes possible an efficient contemporary use while preserving those portions or features of the structure or property which are significant to its historical, cultural, architectural or archeological values.

**'Resource'** means a source or collection of objects, sites, structures, or property, which exemplifies the cultural, social, economic, political, archeological or architectural history of the nation, state or city.

**'Restoration'** means the act or process of accurately recovering the form and details of a structure or property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

**'Routine Maintenance'** means any work to correct deterioration or decay of or damage to a structure or property, or any part thereof, and to restore it as nearly as practicable, to its condition, using the same materials or those materials available which are as close as possible to the original. The materials and manner the work is performed must comply with applicable codes and ordinances. Routine maintenance does not include a change in design, material or outward appearance, but does include in-kind replacement or repair. Examples of routine maintenance include, but are not limited to: repainting, replacement of roofing materials or other minor architectural features, etc.

**'Secretary of the Interior's Standards for Rehabilitation'** means the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, reported at 36 Code of Federal Regulations 67.7, or as recodified.

**'Stabilization'** means the act or process of applying measures designed to re-establish a weather resistant enclosure and the structural stability of an unsafe or deteriorated structure or property while maintaining the essential form as it presently exists.

**'Structure'** means anything constructed or erected, the use of which requires permanent or temporary location in the ground, including, but without limiting the generality of the foregoing; buildings, fences, gazebos, advertising signs, billboards, backstops for sports courts or fields, radio or television antenna, including supporting towers, and swimming pools.

The Guidelines are to be used by the Board as well as property owners who are not familiar with development requirements in the City of Rockwall. The Guidelines are intended to make these users aware of other information that may have bearing on their project and serve as a reminder to request additional materials if needed. Some information in the Guidelines repeats material that is available elsewhere and restates information, requirements and standards that are found in ordinances and code.

## **I. IMPLEMENTATION**

These Guidelines provide the general standards for acceptable physical characteristics of each building or structure and site, and any modifications thereto within the Old Town Rockwall Historic District). The goal is to achieve maximum adherence to the Guidelines with a minimum of delay or confusion to designated Historic District property owners.

The Guidelines are designed to provide as much flexibility as possible while continuing to promote the objectives set forth in the Ordinance.

- A. A Committee of the Old Town Rockwall Historic District residents is available to serve in an advisory role for individual projects in the District. The Old Town Rockwall Historic District Committee is established as a standing committee of the Rockwall Historic Preservation Advisory Board. The Old Town Rockwall Historic District Committee will also be available to assist Board at their request.
- B. The "contributing" historic structures and "non-contributing" properties within the designated Historic District are listed in Appendix "A."
- C. Historic properties fifty years (50) of age or older are deemed to have acquired historical significance in their own right and are eligible to be included in the Old Town Rockwall Historic District Registry. Nomination applications may be obtained from the Department of Community Development. Completed forms should be submitted to the Historic Preservation Advisory Board for historic district designation approval. Forms delivered to the Historic Preservation Officer will be forwarded to the Board chairman.

## **II. DEVELOPMENT STANDARDS**

- A. The development standards in the City of Rockwall Building Codes shall apply to all "Applicable Properties" within the District as shown on the map in Appendix B.
- B. All City ordinances, building codes must be followed, including the Landscape Ordinance, the Lighting and Landscape Ordinances for commercial development. In addition, these guidelines will serve as reference material to insure the approval of a Certificate of Appropriateness. In the event of a conflict or absent a specific directive in these Guidelines, the provisions determined by the Historic Preservation Advisory Board to be historically beneficial shall control.

## **III. BUILDING STANDARDS**

New additions to existing buildings or structures, including the construction of an additional free-standing building or structure on a lot, or new construction which utilizes existing party walls, should be accomplished as outlined in these Guidelines if the definition of an "Applicable Property" is met.

For new construction on any vacant lot, the scale, mass, volume, period and style shall be compatible with other historic buildings or structures in the Historic District.



**A. Height**

All new buildings and additions shall be constructed to a height and number of stories which are consistent and compatible with existing neighboring historic buildings or structures on the same block face.

**B. Building Setback and Orientation**

1. All new additions, alterations, infill and new infill construction should recognize and maintain the established historic home site orientation, and side and front side setbacks within the block face, thereby being visually compatible and maintaining the established rhythm and setback spacing.
2. Consideration will be given to the historic precedence for previous site configuration. Out buildings such as garages and storage buildings are historically set upon the lot line in this District, therefore this configuration is proper.
3. New structures should be built to maintain an elevation with a "pier-and-beam" appearance.
4. A new commercial structure should not be oriented toward a residential block face. Residential block for new construction is defined as a block face having at least fifty percent (50%) residential use at the time the new structure is proposed.

**C. Building Facades and Materials**

In cases where the original exterior façade materials are unavailable, complementary exterior materials may be used.

1. All exterior wood and masonry materials and their use should be compatible to the style and period of the building or structure.
2. The existing building facade materials on a building should be respected and not be changed or concealed by the introduction of a different material.
3. When the existing facade materials are not the original type, then materials may be replaced with, or returned to the original type.
4. Exterior building columns should be of a style and materials typical of the period and style of the building.
5. All new chimneys should be of a style, proportion and materials compatible with the period and style of the building. Any new construction or additions should not conceal or destroy existing chimneys.
6. Materials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures.
7. The overall relationship of the size, width, height and number of doors and windows on the exterior building facades should be typical of the style and period of the structure. These elements should be proportionally balanced, sized and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings or structures.
8. Storm doors and storm windows are permitted so long as they do not

damage or conceal significant features and are visually compatible in size, style and color with the structure. Finishes should be consistent with the historical materials of the property.

9. Metal and corrugated or slatted plastic awnings are not permitted except where these awnings are a historical feature of the property. The shape, size and color of awnings shall be compatible with the structure and not conceal or damage any significant architectural details.

**D. Roofs**

1. Roof shape, form and design should be typical of or consistent with the style and period of the architecture of buildings within the Historic District.
2. The accepted roof overhang for a new structure should be typical of a structure of similar style and period. Replacement, addition or alteration to an existing roof should have the same overhang as the existing roof.
3. The eaves or soffit heights of a structure should be consistent with the heights of neighboring contributing structures or with those in the closest block face with buildings of a similar period and style and the same number of stories.
4. Roof materials/colors should be visually compatible and compliment the style and period of the structure. Where historically typical materials are no longer available, compatible alternatives will be allowed.
5. The degree and direction of roof slope and pitch should be consistent with the style and period of the historic structure.
6. Mechanical equipment placed on the roof should not be visible from the street.

**E. Front Yards**

1. The front yard is defined as a yard across the full width of a lot extending from the front line of the main building to the front street line of the lot.
2. Generally, the use of the front yard will be reserved for landscaping with the purpose of enhancing the structures on the lot with plant material.
3. Any paving in the front yard should be consistent with the historic character of the property or nearby contributing properties. As a general rule, the following standards will be followed:
  - a. A paved walkway from the front lot line to the front or, on a corner lot, from the side lot line to a side entry of the structure. In all cases, the walkway should not be wider than the entry steps and in no instance should the walkway be wider than ten (10) feet.
  - b. A paved walkway is allowed from the driveway to the front and/or side entry walkway, with a maximum width of three (3) feet.
  - c. In no instance will the front yard of any lot be paved or graveled except for an appropriate driveway or walkways.
  - d. No residential front yard area will be designated as a vehicle parking area unless previously paved as such.

**F. Side Yards**

1. The side yard is defined as a yard between the building and the side line

of the lot, extending from the front yard to the rear yard.

2. Unless previously used for a driveway, the side yard shall is to be used for landscaping with the purpose of enhancing the structures with plant material.
3. Parking of vehicles on the side yard will not be allowed, except on paved driveways as outlined in Section I.

**G. Rear Yards**

1. The rear yard is the area extending across the full width of the lot and measured between the rear lot line and rear line of the main building.
2. Garages, storage buildings and out buildings are allowed in the rear yard to the extent permitted by City of Rockwall Zoning Ordinances. These structures should reflect the character of the existing residence and be compatible in terms of scale, height, size, roof shape, materials and detailing.
3. Consideration should be given to the historic precedence for previous site configuration. Outbuildings such as garages and storage buildings are historically set upon the lot line in this Historic District. This configuration is proper for new additions, alterations, infill and new infill construction. The location of these buildings should be sensitive to the character, site and environment of any adjacent contributing structures, especially when the rear yard is on a corner lot visible from street public rights-of-way.

**H. Fences**

A fence in the front, side, or rear yards should meet all applicable city codes. Most fences require only a fence permit; however, a fence requiring a building permit will also be reviewed and approved by the Board. Any fence that requires review must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot.

**I. Driveways**

1. The purpose of the driveway shall be to create a paved surface for the movement of vehicles to parking areas. The driveway is defined as the paved area within the property line extending from the back of the sidewalk or lot line to the garage, out building or porte cochere.
2. The driveway should not exceed a width of ten (10) feet.
3. The driveway may extend along the side of the residence or structure, through the porte cochere (if applicable) to the rear yard.
4. Front or side yard circular driveways will not be allowed, unless consistent with the historic character or features of the property or nearby contributing properties.
5. On a corner lot, the driveway may extend from the side street to the garage if the garage is faces the side street. All other width and approach regulations will apply to driveways on corner lots.
6. Ribbon driveways are allowed if the paved ribbons are at least one (1) foot wide, and no greater than two (2) feet wide.
7. Any new driveway constructed through a front yard should be a minimum of ten (10) feet from an existing driveway on the adjacent lot, except in the instances of "shared" driveways.

8. Parking should be on "improved" surfaces only, thereby maintaining the integrity of the front, side and rear yards of the property.

**J. Paving Materials**

1. Driveway and sidewalks should be paved with concrete, brick, cut stone, pavers, natural rock or asphalt.
2. All new sidewalks and driveways should be constructed to be compatible in texture, color, style and size with the main structure on the lot.

**K. Parking Areas for Commercial Development**

**1. Design Standards**

Off-street parking should be provided behind the front façade of the main structure on the property. The number of spaces and design of the parking spaces shall conform to the Off-Street Parking Requirements as set forth in Article V of the City of Rockwall Comprehensive Zoning Ordinance.

**2. Screening**

- (a) All parking lots for more than five vehicles and having frontage on a public street should be screened from the street by an evergreen hedge not lower than three feet nor higher than four feet tall. If a hedge is not desired, then an earthen berm, masonry wall, or combination thereof may be substituted, provided the stated heights are observed.
- (b) A visibility triangle with a minimum base of four (4) feet shall be provided at entrances.

**L. Lighting of Yards and Parking Areas**

1. These Guidelines regulate the spillover of light and glare on operators of motor vehicles, pedestrians, and nearby property. The nuisance and hazard aspects of glare are regulated.
2. No flickering or flashing lights shall be permitted.
3. Light sources shall not be located in the buffer yard except on pedestrian walkways. No light shall spill across the property line of an adjacent residential property.
4. Outdoor security lights should be placed so that no light spills across the adjacent property line.

**M. Paint and Color**

1. Brick, stone or other naturally or historically unpainted materials should not be painted unless the material has been painted before.
2. Florescent and metallic colors are not recommended on the exterior of any structure. Paint does not require a building permit and therefore is not subject to Board review. Appropriate colors complimentary to the style and period of the structure and to neighboring historic structures are preferred; however, specific approval of paint colors is not required.
3. For new commercial construction and for additions requiring site plan approval, finishes and color may be a part of the review.

**N. Signage, General**

1. An unlighted sign with the address or name of the occupant of the

residence may be attached or detached and should not measure more than one square foot.

2. Signs should not obscure significant architectural features of a building or structure. The material, shape, color, design and lettering style of all signs should be compatible with the style and period of the structure and the Historic District as a whole.

**O. Signage for Commercial Properties**

1. No signs other than those identifying the property where they are installed or identifying the business conducted therein should be permitted. All lighting elements such as wires, junction boxes, transformers, ballasts, switches and panel boxes should be concealed from view.
2. In a building of more than two floors, no sign is permitted above the second floor.
3. Size should be in proportion to the architecture and scale of the building. Horizontal signs should not exceed ten percent (10%) of the total front elevation of the building.
4. Horizontal signs should be located in the area defined by the first floor cornice and the vertical supports. A horizontal sign should not cover tops of first floor windows. Horizontal signs should not project more than twelve (12) inches from the surface of the building.
  - a. Attached signs should be placed below the cornice line of the first floor no higher than the bottom of the second story windows, or not less than eleven (11) feet above grade level. An awning or canopy should be subjected to the same requirements as an attached sign. An awning or canopy and an attached sign combined should not exceed the total area permitted for a wall sign.
  - b. Projecting signs should not extend higher than the bottom of the second story windows or not less than eleven (11) feet above grade level. Projecting signs should not extend more than two feet beyond the building surface.
5. Lighted signs will receive approval from the City of Rockwall Historic Preservation Advisory Board on a case-by-case basis.
6. Roof top signs are not permitted. Banners signs are permitted for thirty (30) days and "special event" banners are allowed for two (2) weeks. The City of Rockwall Sign Ordinance requires permits for banners.
7. Flashing, flickering or moving signs are not permitted. → CHANGE MESSAGE
8. Temporary signs may be permitted for no longer than thirty (30) days.
9. Display window signs will not occupy more than twenty percent (20%) of the window area. This window area includes signs, which are placed within three (3) feet of the window and visible from the outside.
10. Signs on a residential structure converted to commercial should be a single free-standing and/or "swinging" sign with one or two support standards. The maximum size is sixteen (16) square feet and it should not impede pedestrian or motor vehicle traffic. Monument signs should not be permitted. Detached signs will be approved the City of Rockwall Historic Preservation Advisory Board on a case-by-case basis.



#### IV. MAINTENANCE AND REPAIRS:

Nothing in these Guidelines should be construed to prevent routine maintenance or repair of any exterior architectural feature of a property. Repairs should be made in accordance with these Guidelines.

The Historic Preservation Officer will answer inquiries as to what is "routine maintenance" where no Certificate of Appropriateness is required. Examples of routine maintenance include, but are not limited to, touch-up painting, spot replacement of shingles, or replacement of a pane of glass. If there is doubt that an activity is "routine maintenance," the Historic Preservation Officer should be consulted.

#### V. RELOCATION CRITERIA

- A. Structures relocated within the District should be rebuilt in compliance with these Guidelines and retain and maintain the original architectural details, materials, design and character.
- B. A structure may be relocated into the Historic District if it possesses architectural character similar to existing historic structures on the block face.
- C. A structure may be moved from one site to another in the Historic District if:
  - 1. The integrity of location and setting of the building in its original location has been lost or is seriously threatened; and
  - 2. The new location will be similar in setting and siting; and
  - 3. The structure will be compatible with the buildings adjacent to the new location; and
  - 4. The relocation of the building will not result in a negative visual impact on the site and any surrounding historic structures in the area from which it will be removed.

#### VI. DEMOLITION CRITERIA

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

Demolition of a structure would be allowed if:

- 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
- 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
- 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 emergency (See Section VII, Demolition-by-Neglect).

## **VII. DEMOLITION-BY-NEGLECT**

Although the Property Maintenance Code should prevent this situation from occurring in the future, there may be some properties to which this section could apply.

### **A. Definition**

Demolition-by-neglect is the absence of maintenance of any structure that results in the deterioration and threatens the preservation of the structure.

### **B. Purpose**

The demolition-by-neglect procedure serves as a mechanism that allows the City Staff and the Historic Preservation Advisory Board to work with property owners to encourage maintenance and stabilization of the structure and identify possible resources available before any enforcement is taken.

### **C. Request for Investigation**

Any interested party may request that the Historic Preservation Officer or appropriate City investigate whether a property is being "demolished-by-neglect."

### **D. Certification and Notice**

Following the investigation, a report will be made detailing the issues and a determination made whether to follow steps required to secure a "Certificate of Appropriateness" or to follow the procedure under the Property Maintenance Code.

## **VIII. HISTORIC TREES**

In addition to the protection offered our trees through the City of Rockwall "Tree Preservation" Ordinance, individual trees located on an historic property which are considered historic landmarks in our community may be registered as "Historic Trees." The Registry Application in Exhibit 1 should be completed and submitted to the Historic Preservation Officer to forward to the Board Chairman.

A registered tree will not be removed under any circumstances unless the tree becomes unhealthy or damaged. The "Historic Trees" will be listed within an Appendix "C" to be attached to these Guidelines.