

Exhibit "B"

OLD TOWN ROCKWALL HISTORIC DISTRICT GUIDELINES

OLD TOWN ROCKWALL HISTORIC DISTRICT - Certificate of Appropriateness - Application

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

Address of Property: <u>302 FANNIN</u> (address or legal description)			
Street Address			
<u>Rockwall</u> City	<u>Texas</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County
Name of Property, If Applicable: _____ (name of Structure or Addition name)			
Has the building been moved ? No <input checked="" type="checkbox"/> Yes _____ If yes, when was the property moved ? (mm/dd/yr -if known, otherwise, the year moved is sufficient)			
Name of Historic District: <u>OLD TOWN ROCKWALL HISTORIC DISTRICT</u> ____ National Register District _____ Certified State or Local District _____ Proposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)			
Owner: <u>Archie Underwood</u>		Street Address: <u>1804 Kentwood Ct</u> (if different from above)	
<u>Rockwall</u> City	<u>TEXAS</u> State	<u>75032</u> Zip Code	
<u>469-760-0349</u> Telephone Number (preferably daytime)			
Authorized Contact: _____		Street Address: _____ (if different from Owner)	
_____ City	_____ State	_____ Zip Code	
Telephone Number (preferably daytime)			
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.): <u>Replace Windows, Add Deck on South side FOR ADA Requirement, Parkway lot, Porch Paving, Front, side, and Rear porches, decks, Fence Around South Property, next property</u>			
Owner's Signature <u>Archie Underwood</u>		City of Rockwall Use Only:	<u>H 2004-001</u> H2003 - Project Number

REHABILITATION, RESTORATION AND NEW CONSTRUCTION

Prepared by the
Old Town Rockwall Historic District Planning Committee

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

AGENDA DATE: 2/19/2004

APPLICANT: Michael Pittman

AGENDA ITEM: H2004-001; 302 S. Fannin St (Underwood, Pittman)

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Michael Pittman and Archie Underwood for the restoration of the structure located at 302 S. Fannin St (Lots 1 and 4, Block X, Rockwall Old Town). The tract is zoned (NS) Neighborhood Services district and identified as a "High Contributing Property".

BACKGROUND INFORMATION:

The applicant, Archie Underwood, has made a request for a Certificate of Appropriateness (Cof A) for the restoration of the structure located at 302 S. Fannin. This property lies within the Old Town Rockwall Historic District and is identified as a "High Contributing Property". The applicant has started a remodeling project of this historic house which has included the interior as well as exterior repair and replacement of front and back porches. However, a new porch/deck has been proposed on the south side of the house in addition to patio/french doors in order to accommodate the requirement for handicap access. The property is being converted to an office use which is allowed under its current zoning classification. The Historic District Guidelines Section III, Building Standards state the following:

C. Building Facades and Materials

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.

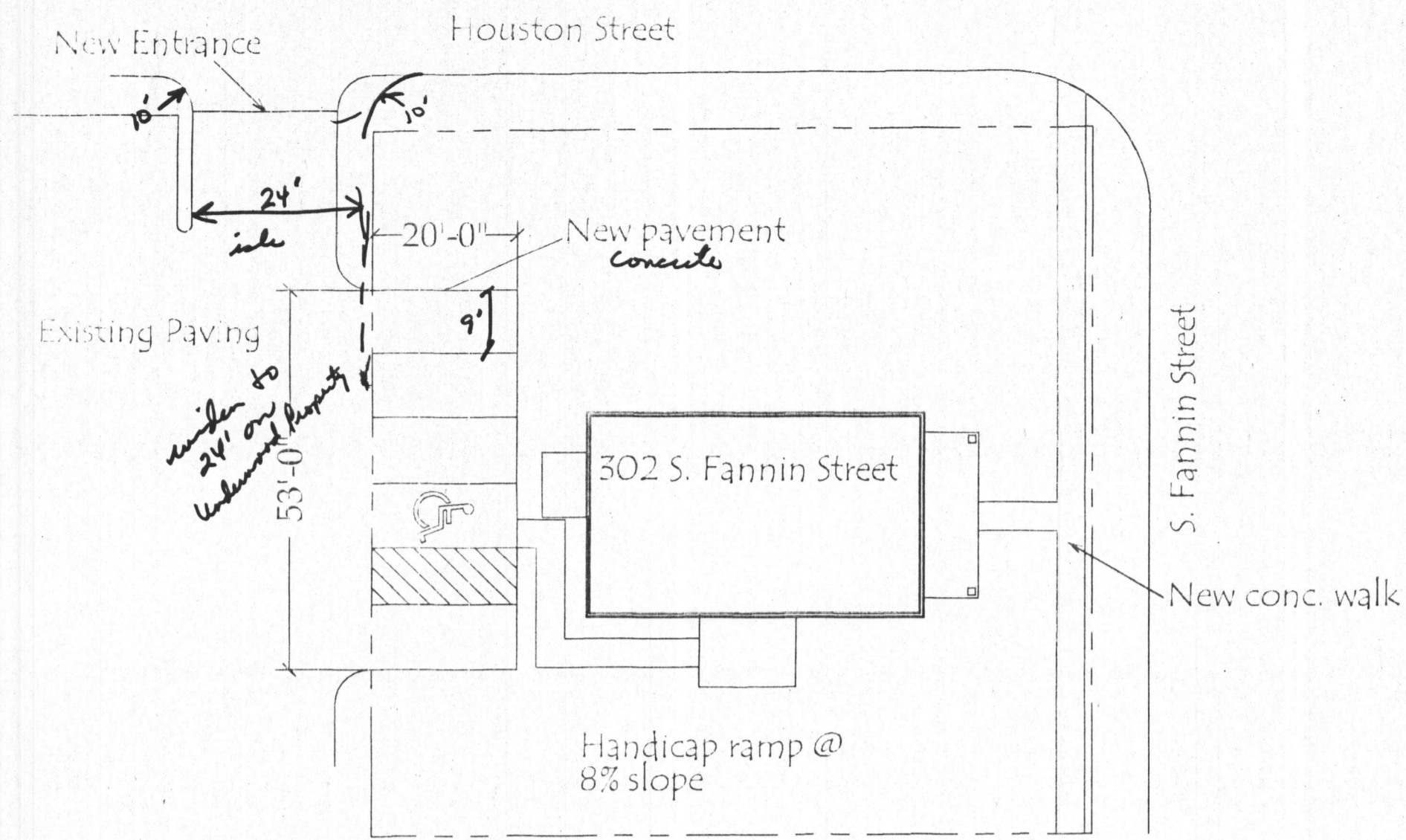
The Guidelines also state that "all City ordinances, building codes must be followed, including the Landscape Ordinance, the Lighting and Landscape Ordinances for commercial development. Because the property is zoned Neighborhood Service which is basically an office/retail type zoning, all City building codes must be adhered to including handicap accessibility. The ramp and the south patio/porch are needed to meet the handicap portion of the code, however the type of doors can be considered by

the Board. The applicant has also voiced concern about the railing requirement for the porches. We have include that portion of the code in this report.

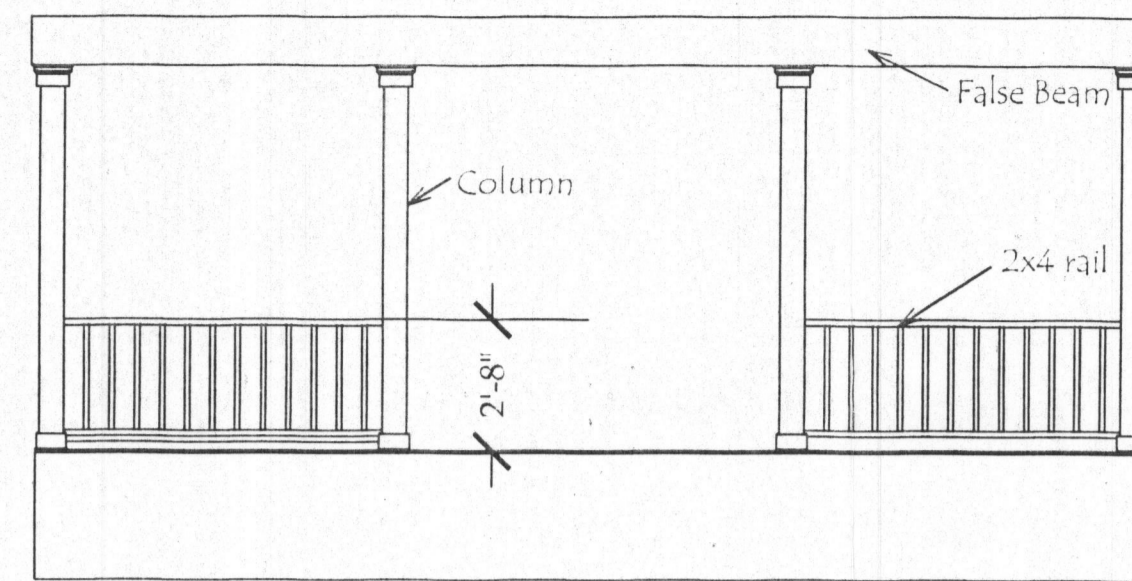
RECOMMENDATIONS:

If request is approved, Staff offers the following conditions:

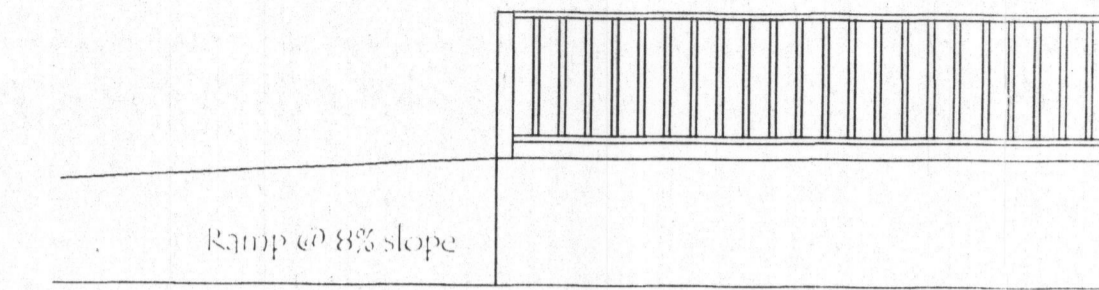
1. The approval of the south porch/deck with the patio/french doors.



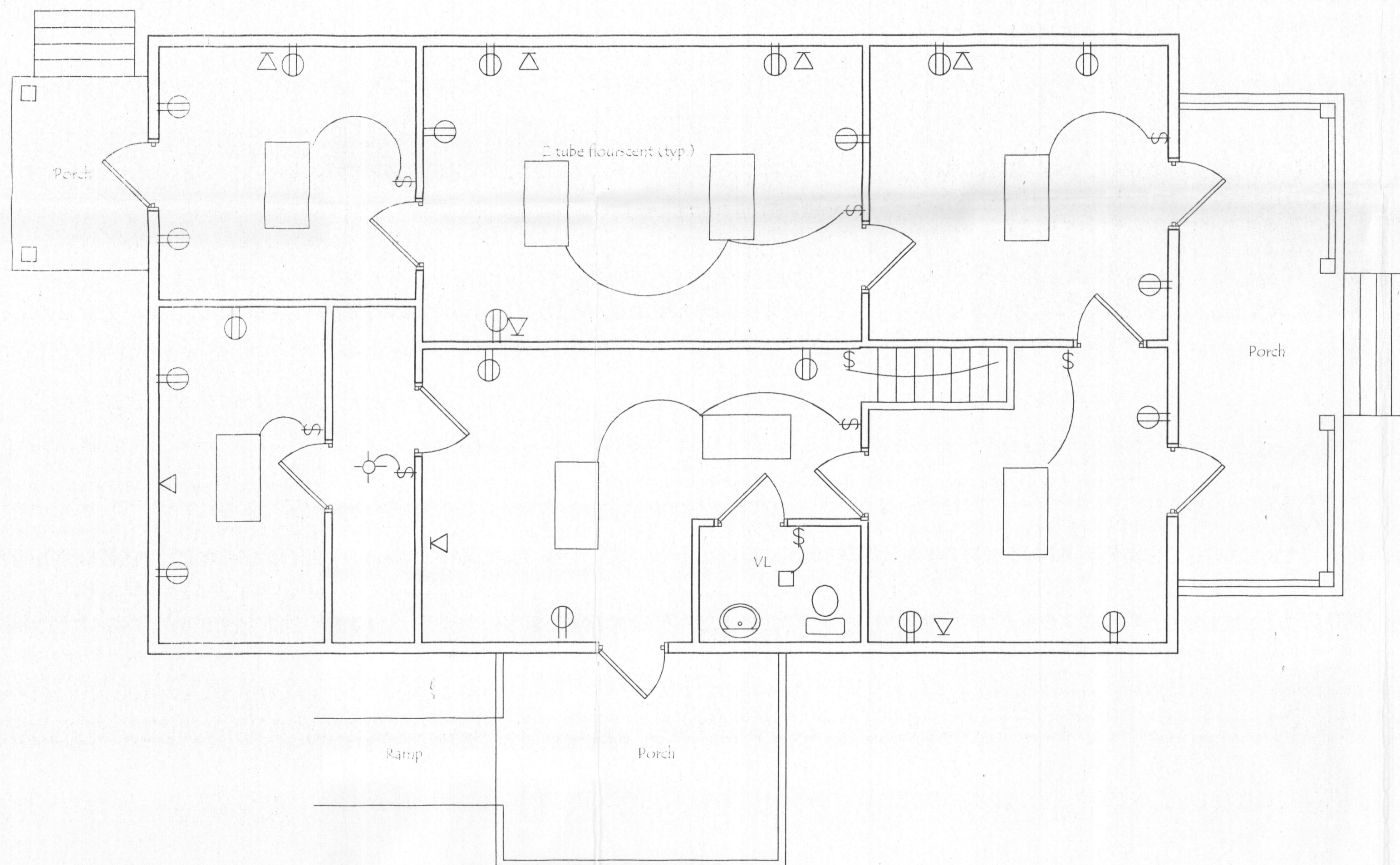
Floor Plan
Scale: 1" = 20'



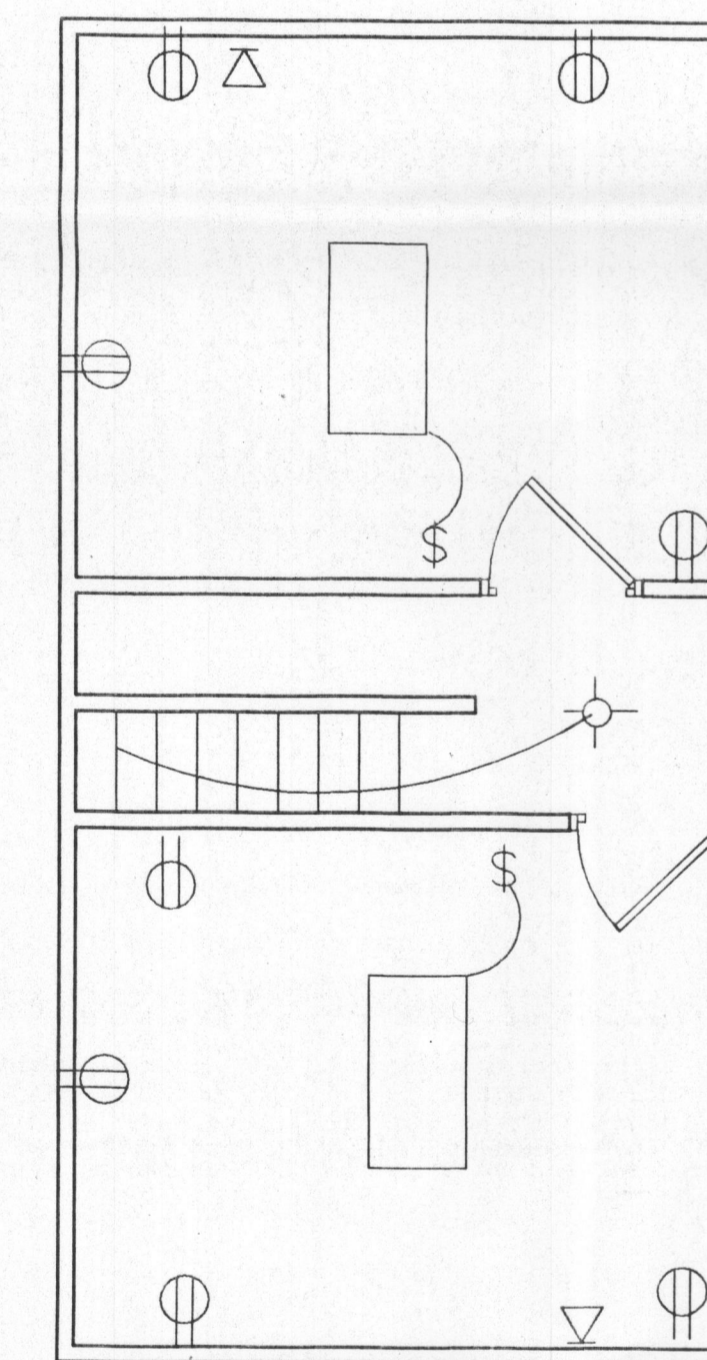
Front Porch Detail
Scale: 1/4" = 1'



Side Porch Detail
Scale: 1/4" = 1'



First Floor Plan
1327 sq. ft.
Scale: 1/4" = 1'

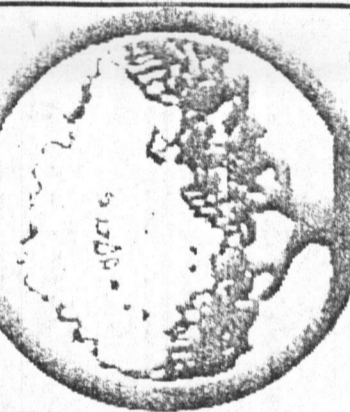


Second Floor Plan
397 sq. ft.
Scale: 1/4" = 1'

1724 Total sq. ft.



**RAMSAY
IVY COMPANY, LC**
2355 RIDGE ROAD, SUITE 104
ROCKWALL, TEXAS 75087
PH: 972.771.1050

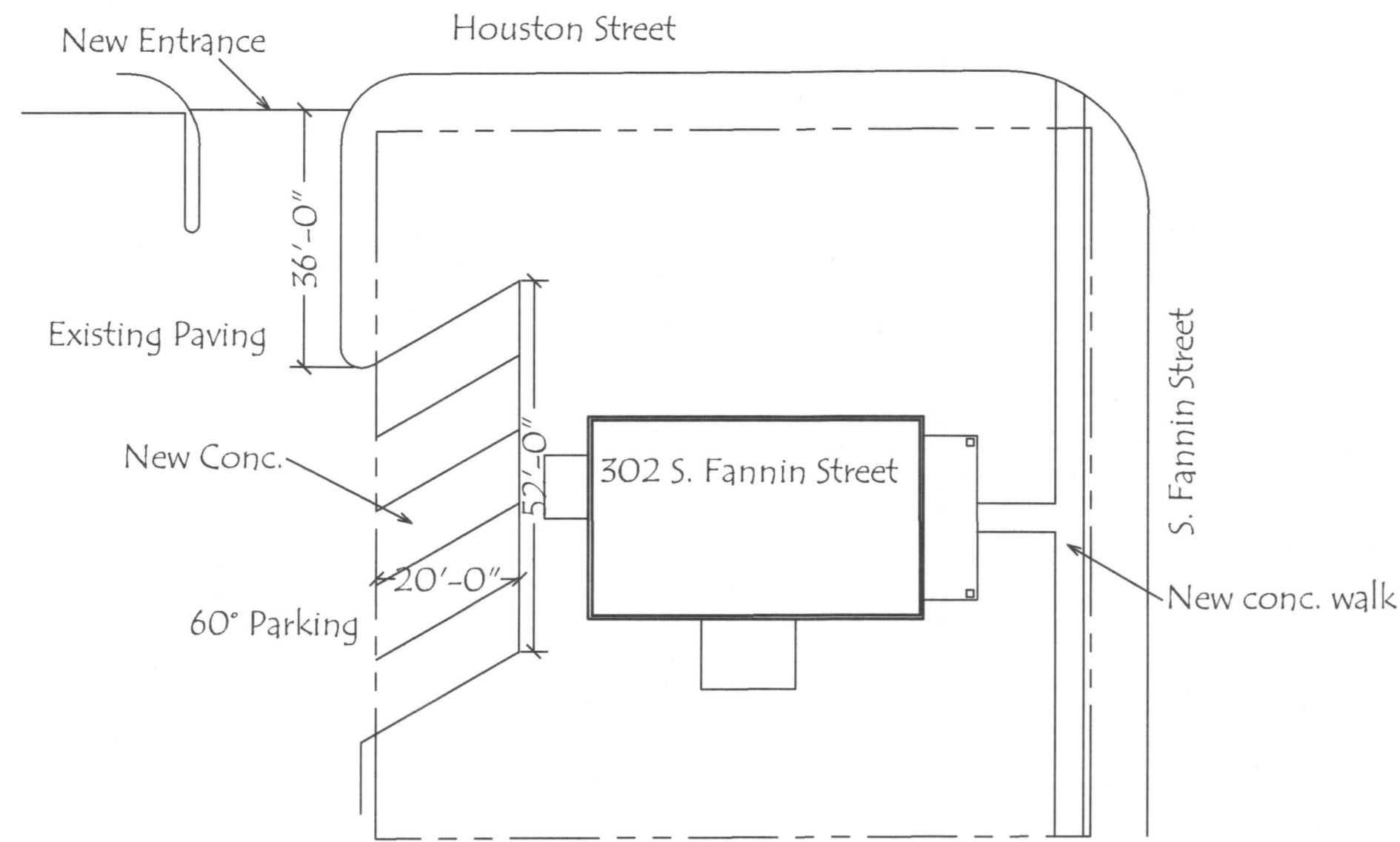


Archie Underwood
302 S. Fannin Street
Rockwall Texas

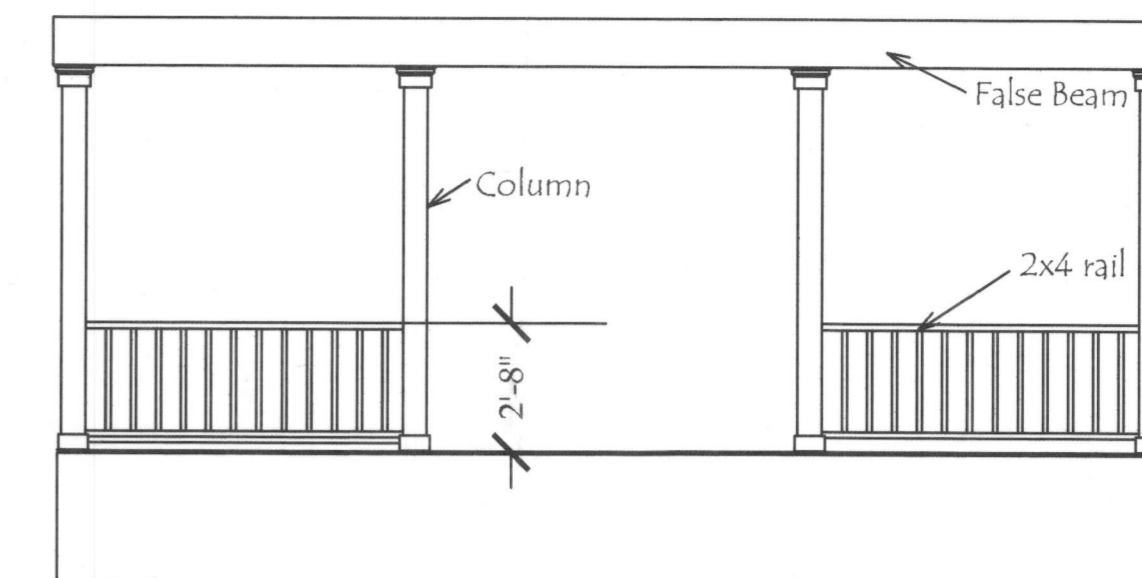
DATE
Feb. 19, 2004

PROJECT
0303

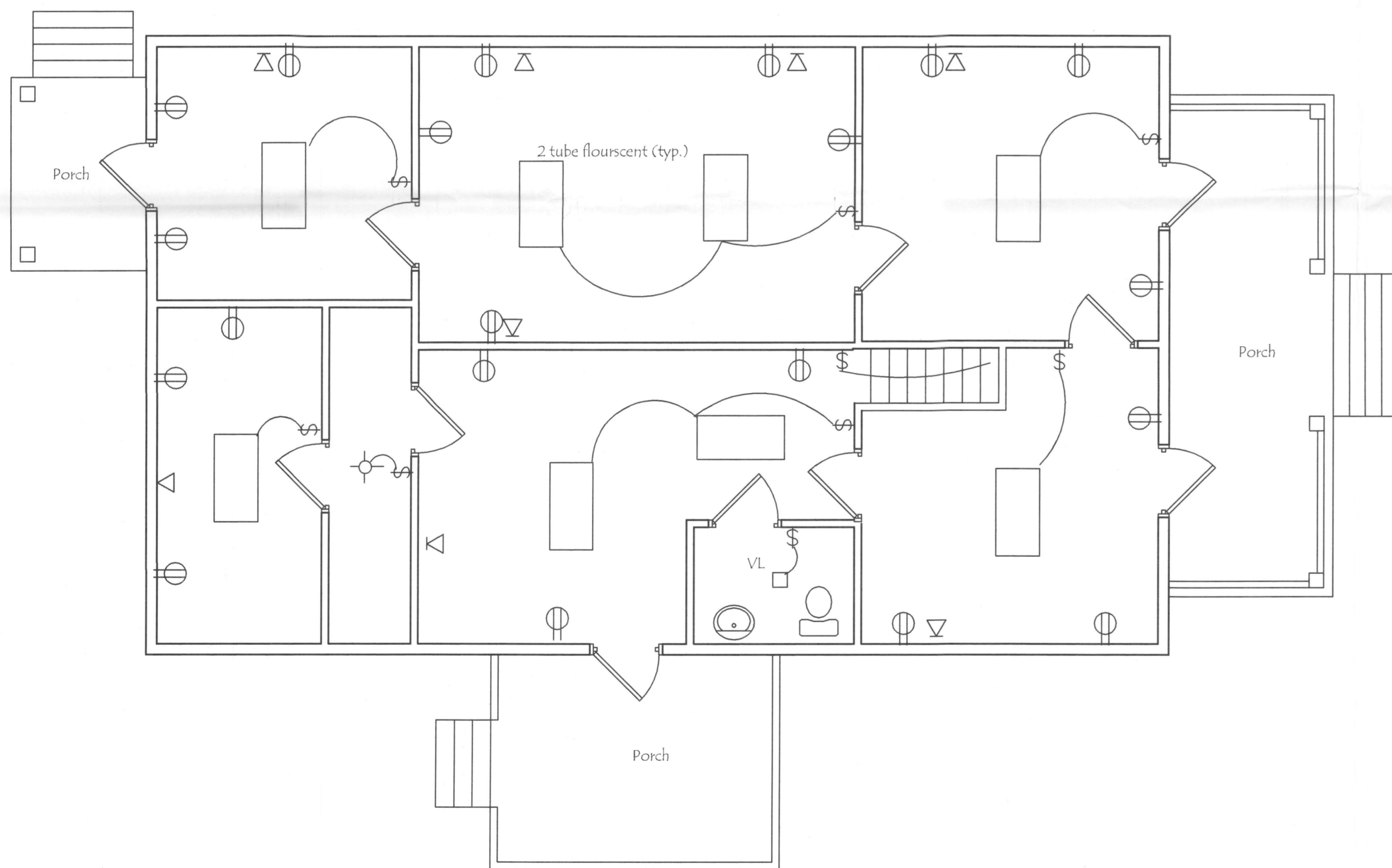
A1



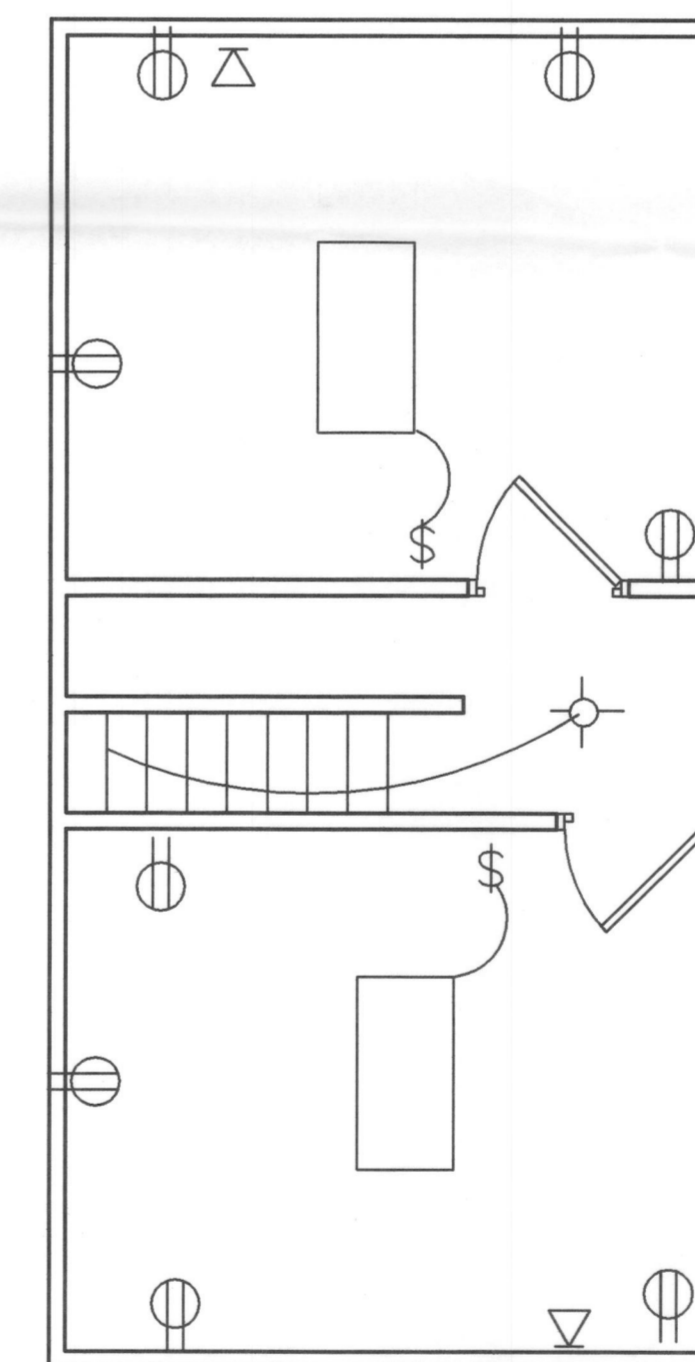
Site Plan
Scale: 1" = 20'



Front Porch Detail
Scale: 1/4" = 1'

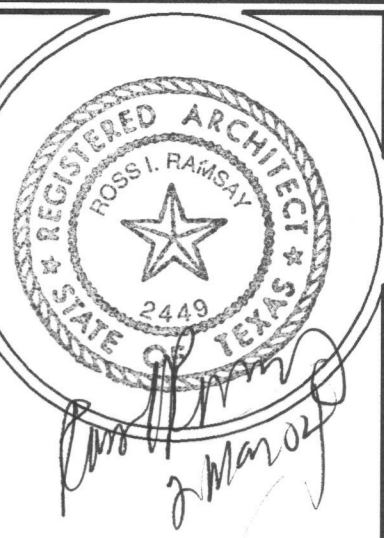


First Floor Plan
1327 sq. ft.
Scale: 1/4" = 1'

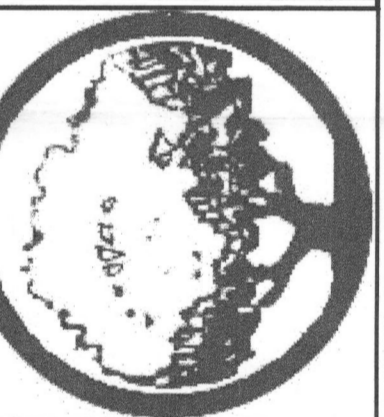


Second Floor Plan
397 sq. ft.
Scale: 1/4" = 1'

1724 Total sq. ft.



**RAMSAY
IVY COMPANY, LC**
ROCKWALL, TEXAS 75087
2235 RIDGE ROAD, SUITE 104
PH: 972.771.1030



Archie Underwood
302 S. Fannin Street
Rockwall Texas

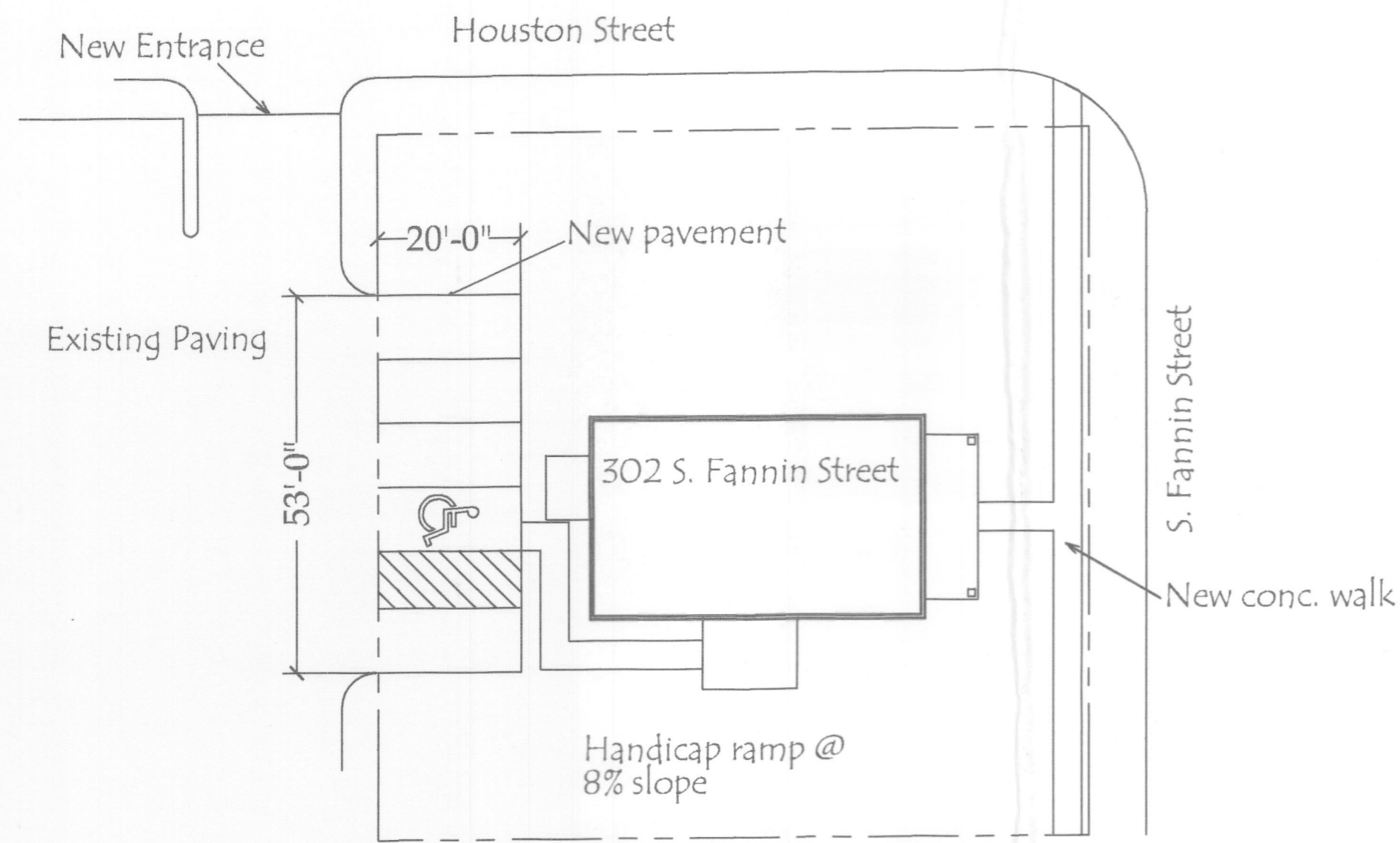
FILE COPY



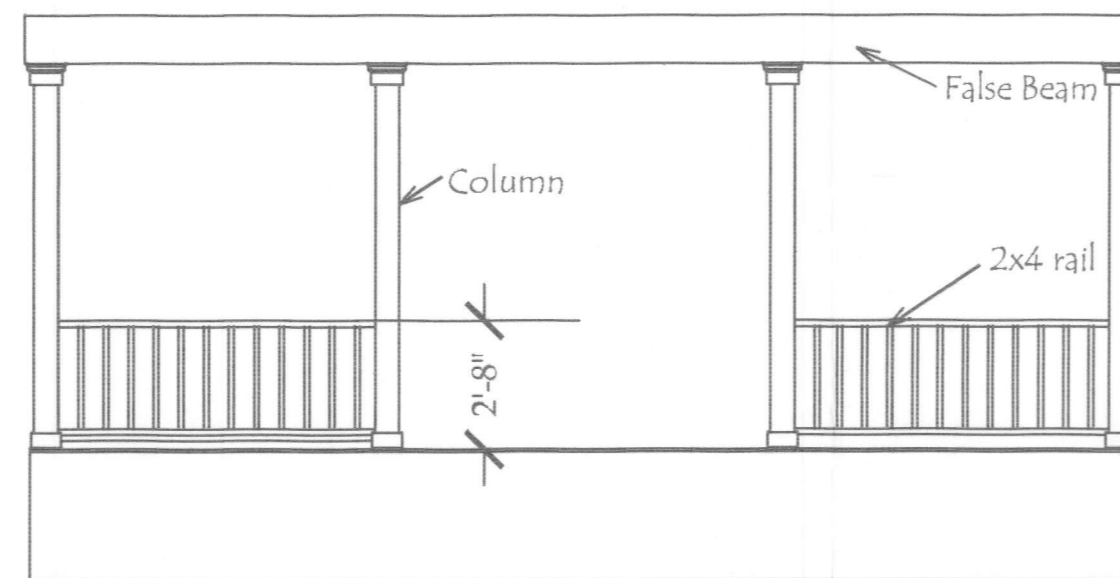
DATE
March 1, 2004

PROJECT
0303

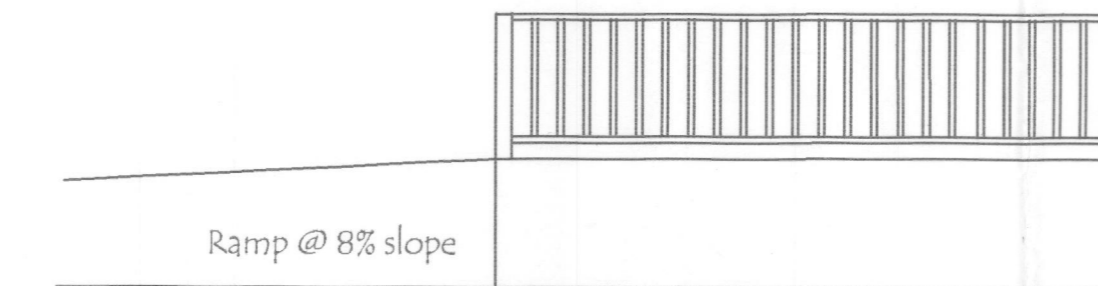
A1



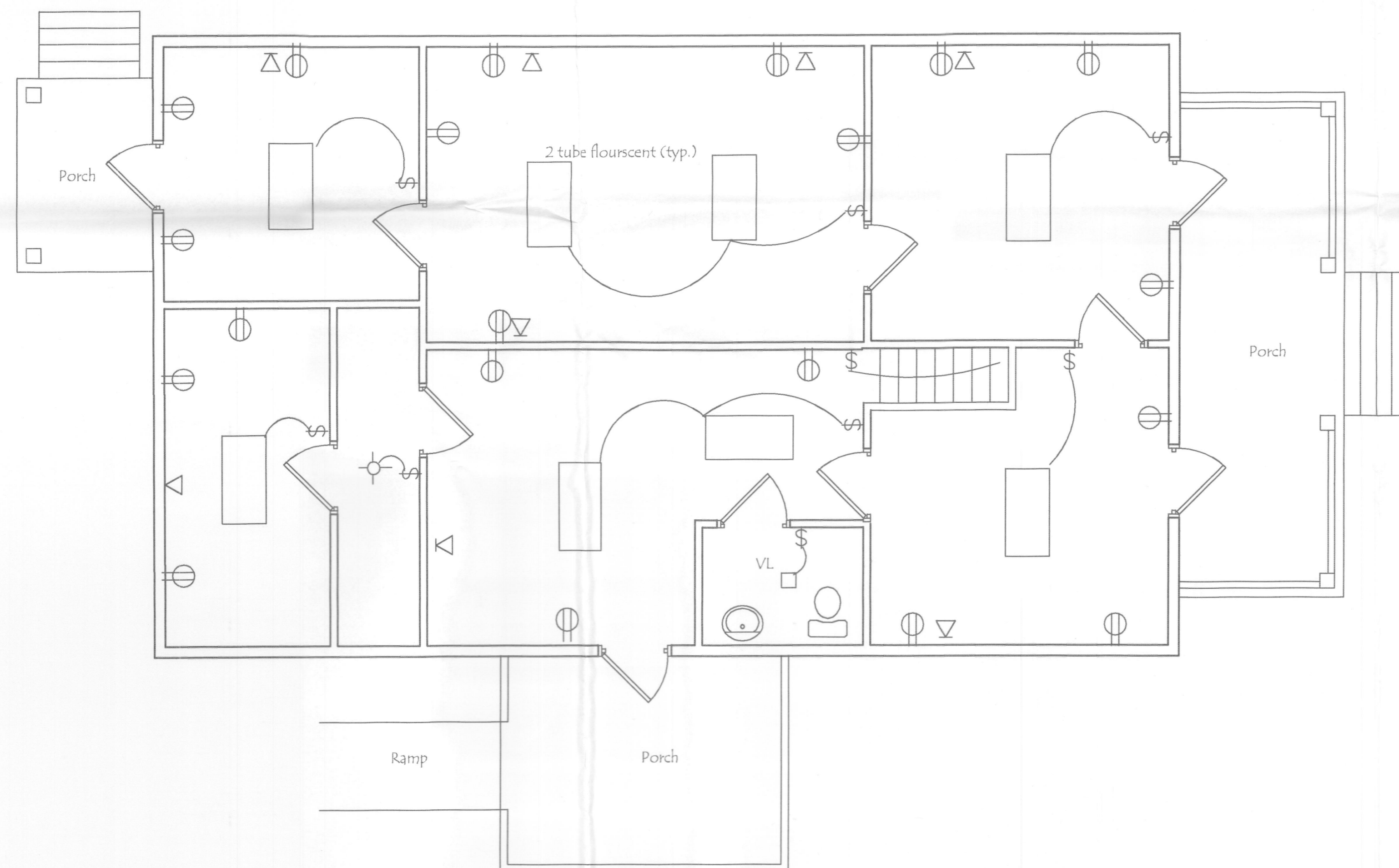
Floor Plan
Scale: 1" = 20'



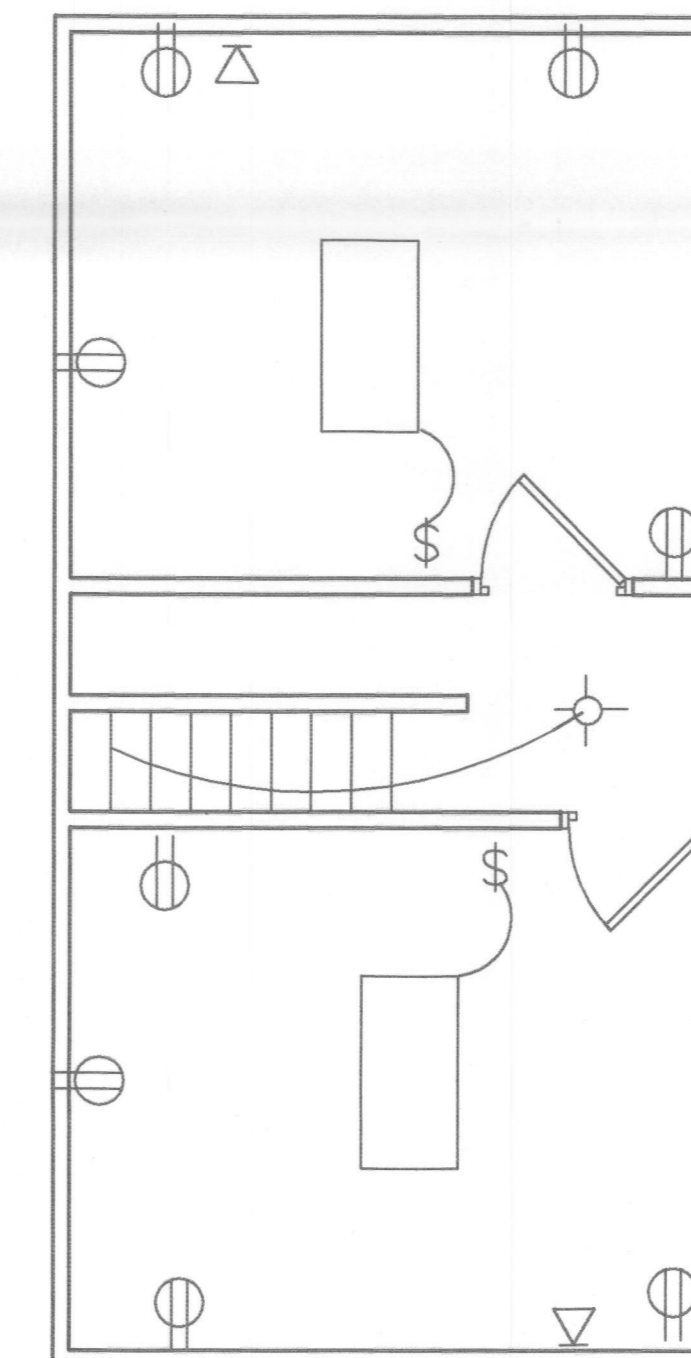
Front Porch Detail
Scale: 1/4" = 1'



Side Porch Detail
Scale: 1/4" = 1'



First Floor Plan
1327 sq. ft.
Scale: 1/4" = 1'

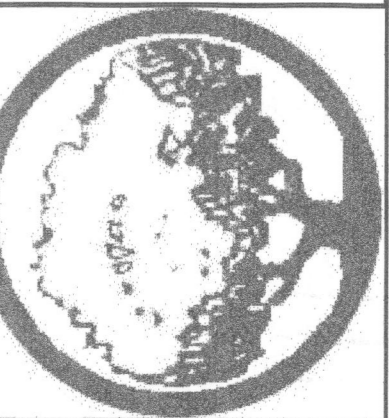


Second Floor Plan
397 sq. ft.
Scale: 1/4" = 1'

1724 Total sq. ft.



**RAMSAY
IVY COMPANY, LC**
ROCKWALL, TEXAS 75087
2255 RIDGE ROAD, SUITE 104
PH: 972.771.1030



Archie Underwood
302 S. Fannin Street
Rockwall Texas

DATE
Feb. 19, 2004

PROJECT
0303

A1

2000 International Building Code

§1003.2.12 Guards. Guards shall be located along open-sided walking surfaces, mezzanines, industrial equipment platforms, stairways, ramps and landings which are located more than 30 inches (762 mm) above the floor or grade below. Guards shall be adequate in strength and attachment in accordance with §1607.7. Guards shall also be located along glazed sides of stairways, ramps and landings that are located more than 30 inches (762 mm) above the floor or grade below where the glazing provided does not meet the strength and attachment requirements in §1607.7.

§1003.2.12.1 Height. Guards shall form a protective barrier not less than 42 inches (1067 mm) high, measured vertically above the leading edge of the tread, adjacent walking surface or adjacent seatboard.

EXCEPTION: For occupancies in Group R-3, and within individual dwelling units in occupancies in Group R-2, both as applicable in §101.2, guards whose top rail also serves as a handrail shall have a height not less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from the leading edge of the stair tread nosing.

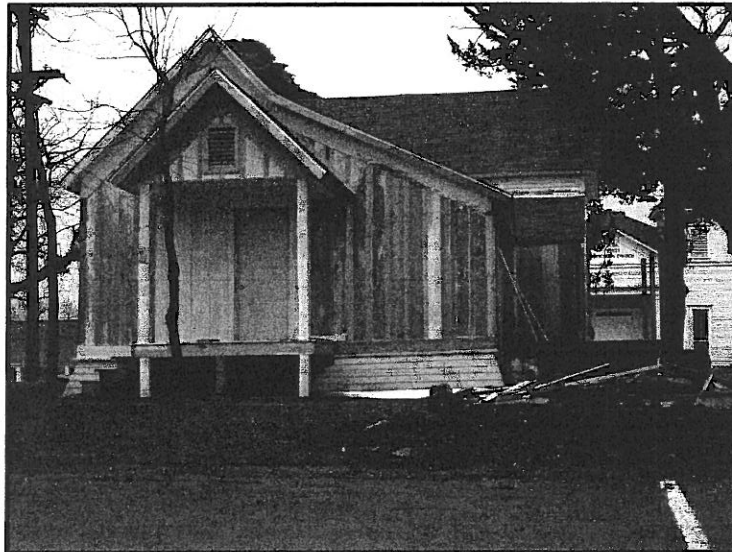
§1003.2.12.2 Opening limitations. Open guards shall have balusters or ornamental patterns such that a 4-inch-diameter (102 mm) sphere cannot pass through any opening up to a height of 34 inches (864 mm). From a height of 34 inches (864 mm) to 42 inches (1067 mm) above the adjacent walking surfaces, a sphere 8 inches (203 mm) in diameter shall not pass.

EXCEPTIONS:

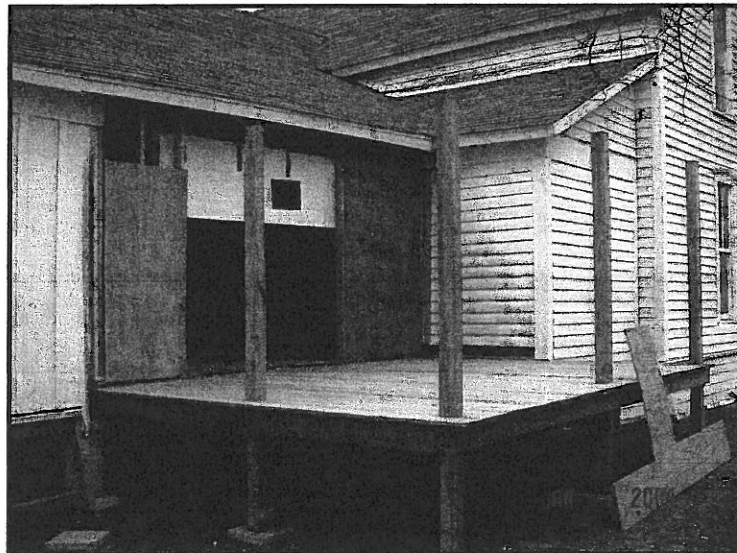
1. The triangular openings formed by the riser, tread and bottom rail at the open side of a stairway shall be of a maximum size such that a sphere of 6 inches (152 mm) in diameter cannot pass through the opening.



Front View from S. Fannin Street



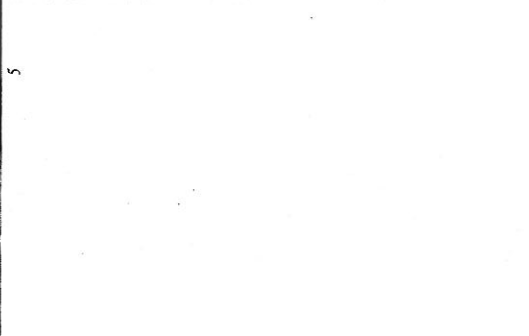
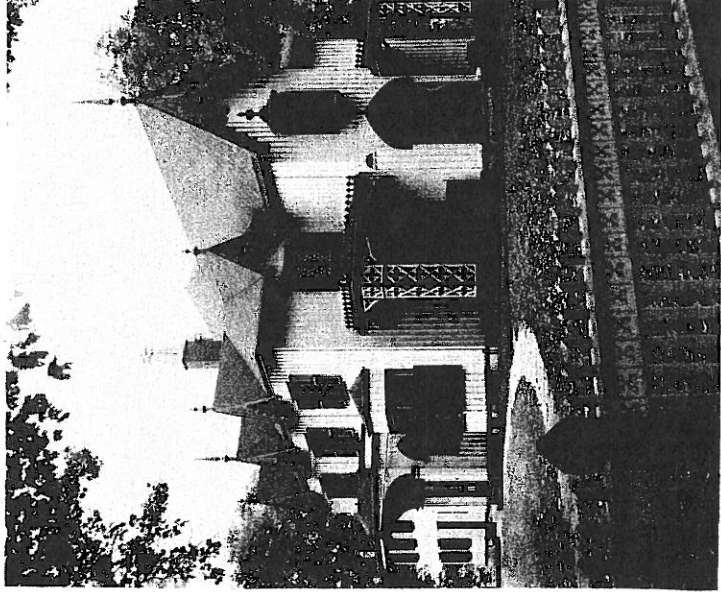
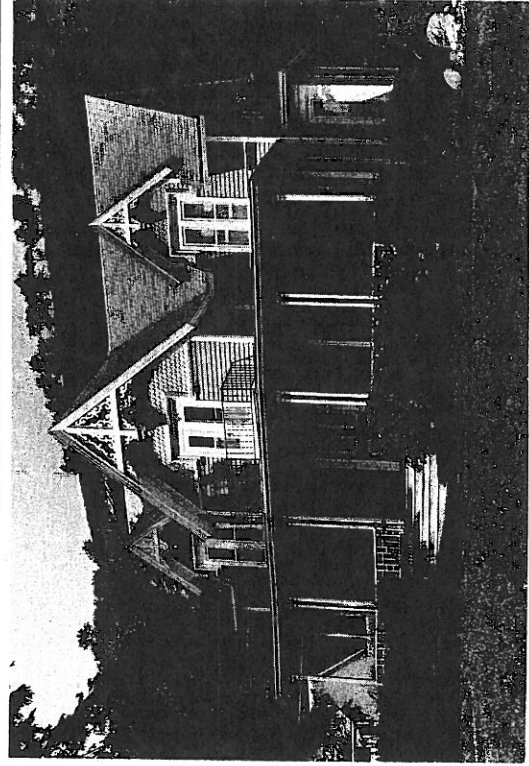
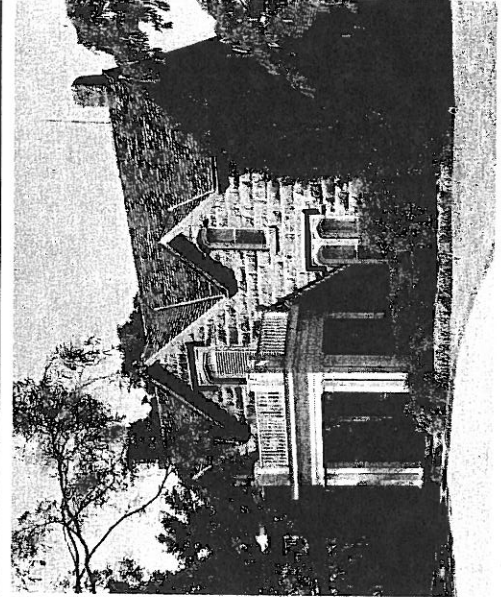
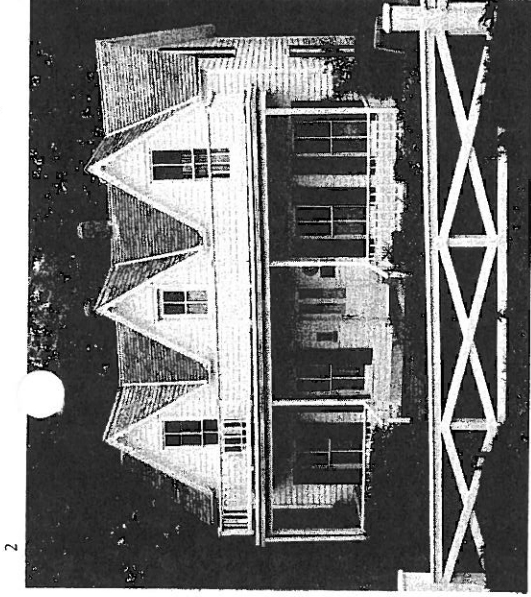
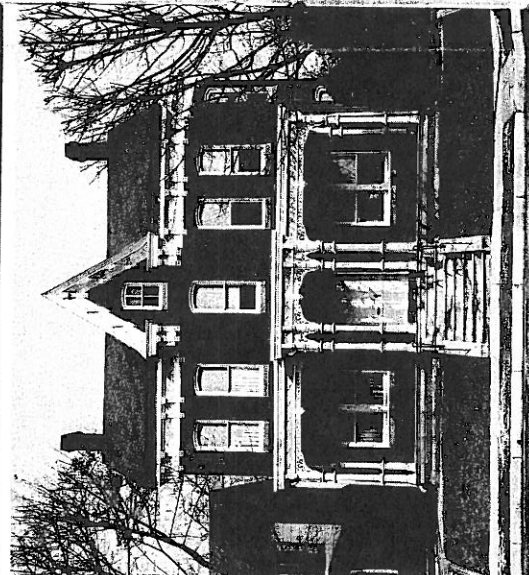
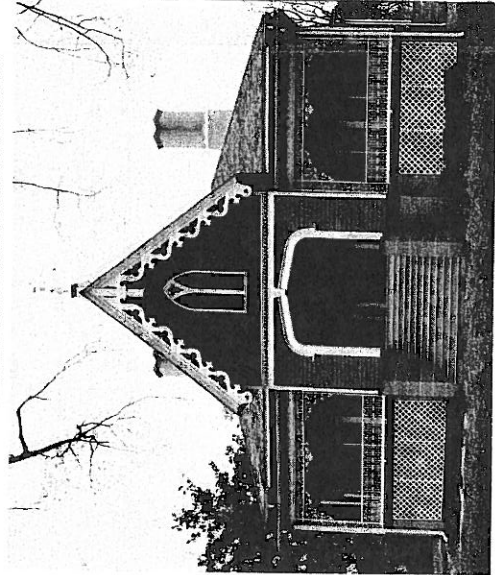
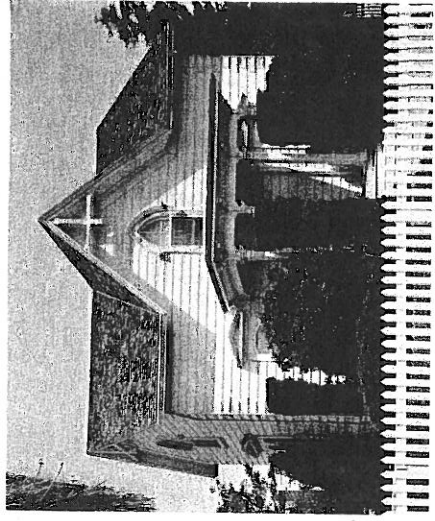
Rear View from Parking Lot



South porch addition

CENTERED GABLE

1. Santa Clara, California; 1875. Landrum House. A small wood-clad example; the triangular pediments over the first-story windows are out of character.
2. Denison, Texas; ca. 1883. Eisenhower Birthplace. A small and simplified example. The centered gable has a matching gable on each side.
3. Jackson, Mississippi; 1857. Manship House. Note how the centered gable is extended forward from the main plane of the front facade to form a covered entrance.
4. Brownwood, Texas; ca. 1875. Adams House. This sandstone example has windows with flattened Tudor arches and drip-molds. The porch may have been modified.
5. Woodstock, Connecticut; 1846. Roseland. A landmark example with board-and-batten wood cladding, elaborate porch supports, oriel windows, and two facades elaborated with gables or gable dormers.
6. Salem, Massachusetts; 1851. Brooks House. An elaborately detailed house with foil windows, diamond-shaped window panes, drip-molds, and castellations above the porch.
7. Wernersville, Pennsylvania; mid-19th century. A combination of the Gothic Revival form with Italianate cornice brackets and arched windows.
8. Rushford, Minnesota; ca. 1875. Note the decorative trusses at the apex of the gable and gable dormers (see also Figure 1); these are common on post-1865 examples.



2

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8

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OLD TOWN ROCKWALL HISTORIC DISTRICT GUIDELINES

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 or 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

REHABILITATION, RESTORATION AND NEW CONSTRUCTION

Exhibit "B"

OLD TOWN ROCKWALL HISTORIC DISTRICT GUIDELINES

OLD TOWN ROCKWALL HISTORIC DISTRICT - Certificate of Appropriateness - Application
Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please continue on additional sheets.

Address of Property: <u>302 S. FARMER</u> (address or legal description)			
Street Address <u>Rockwall</u> City	Texas State	75087 Zip Code	Rockwall County
Name of Property, if Applicable: _____ (name of Structure or Addition name)			
Has the building been moved? No <input checked="" type="checkbox"/> Yes _____ If yes, when was the property moved? _____ (mm/dd/yr -if known, otherwise, the year moved is sufficient)			
Name of Historic District: <u>OLD TOWN ROCKWALL HISTORIC DISTRICT</u> <input type="checkbox"/> National Register District <input type="checkbox"/> Certified State or Local District <input type="checkbox"/> Proposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)			
Owner: <u>Michael Pittman</u> <u>Archie Underwood</u>		Street Address: <u>602 STORRS</u> (if different from above)	
City <u>Rockwall</u>	State	Zip Code <u>972-723-8297 (fax)</u> <u>972-723-8489</u>	
Telephone Number (preferably daytime) <u>214-682-6963 cell</u>			
Authorized Contact: <u>MIKE PITTMAN</u>		Street Address: _____ (if different from Owner)	
<u>OR Archie Underwood</u> <u>469-766-0349</u>			
City	State	Zip Code	
Telephone Number (preferably daytime)			
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.): <u>Remodel Porches</u> <u>Need approval of Hand Rails</u>			
Owner's Signature <u>[Signature]</u>		City of Rockwall Use Only:	H2004-001 Project Number

MIKE PITTMAN -
(9) 723-8489 (o)
(9) 723-8297 (FAX)



CITY OF ROCKWALL
"THE NEW HORIZON"

385 S. Galind
Rockwall, TX 75087

COMMUNITY DEVELOPMENT DEPARTMENT

Phone # (972) 771-7745
Fax (972) 771-7748
Website: www.rockwall.com

FROM →

TO: →

To: Michael Pittman	From: Michael Hampton, Planner
Fax: 972.773.8297	Pages: 2, including cover
Phone:	Date: 28-Jan-04
Re: Certificate of Appropriateness Application	CC:

- Urgent
 For Review
 Please Comment
 Please Reply
 Per Request

Mike,

Attached is the Certificate of Appropriateness Application for the Old Town Rockwall Historic District. Please contact Robert LaCroix or myself with any questions at (972) 771-7745.

MH

Mr. Hampton,
EVIDENTLY OUR FAX MACHINE WAS JAMMED.
I WAS JUST NOW ABLE TO PRINT OUT
THE APP. HOPEFULLY, WE WILL STILL
BE INCLUDED SINCE WE HAD TO
WAIT AN EXTRA MONTH ALREADY.

Mike Pittman



CITY OF ROCKWALL

at Rockwall CityPlace

Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on Thursday, 2/19/2004 at 6:30 p.m., at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):

H2004-001: 302 S. Fannin St (Underwood, Pittman)

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Michael Pittman and Archie Underwood for the restoration of the structure located at 302 S. Fannin St (Lots 1 and 4, Block X, Rockwall Old Town). The tract is zoned (NS) Neighborhood Services district and identified as a "High Contributing Property".

As an interested property owner, you are invited to attend these meetings or make your feelings known in writing by returning the form below. If you want your comments included in the information sent to the HPAB meeting, please return the completed form below by 2/12/2004 to:

Robert LaCroix
Rockwall Planning and Zoning Dept.
(please return portion of form below the dotted line)

Case number: H2004-001

Please place a check mark on the appropriate line below:

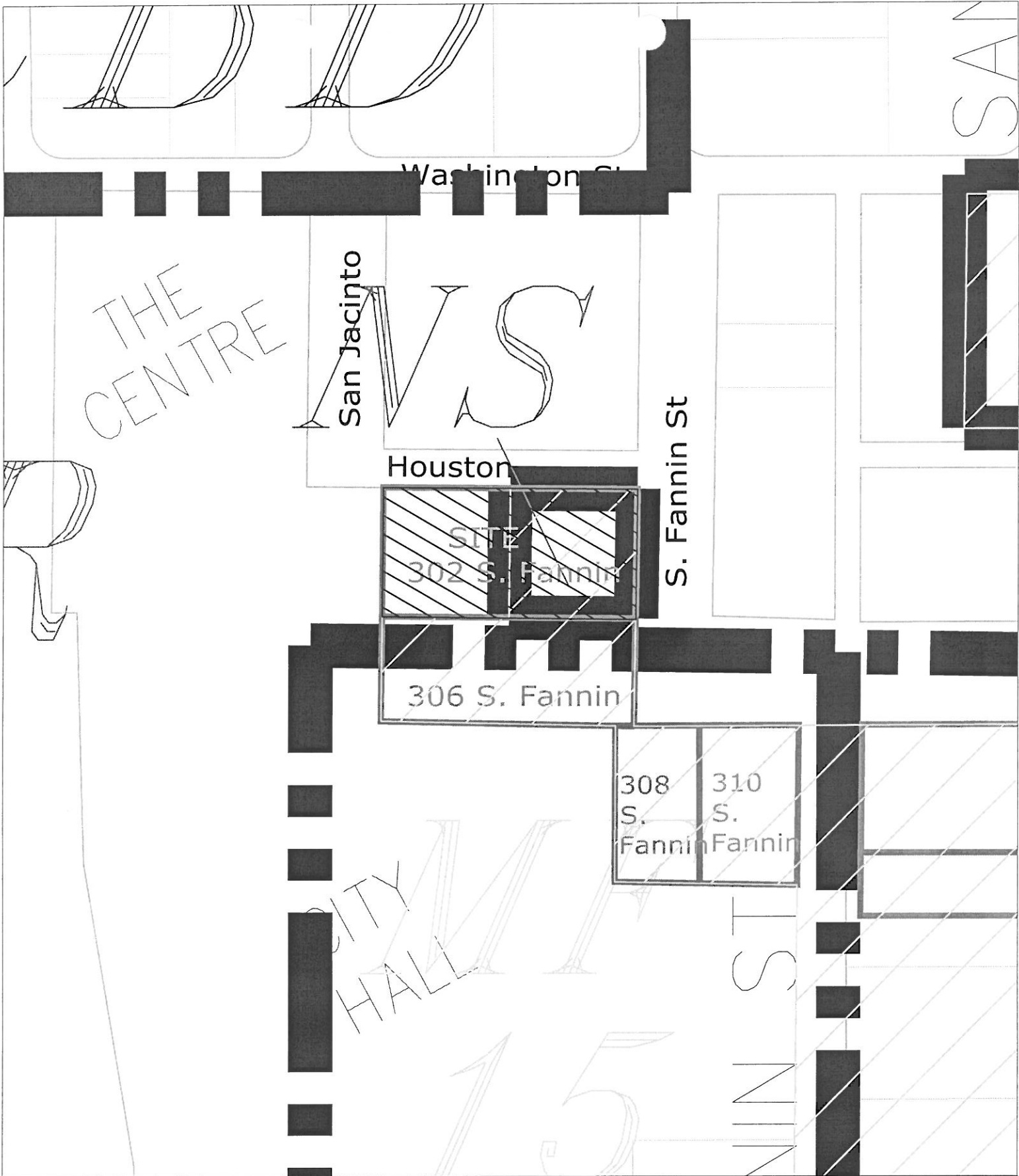
___ I am in favor of the request for the reasons listed below 15

___ 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 -



H2004-001
302 S. Fannin St



1" = 100'

THE CENTRE

CITY HALL Addr

CITY HALL

SAN

Washington St

San Jacinto

Rockwall O.T.
Block S
(ALL)

Rock O.T.
Block T
(ALL)

Block U?

Houston

S. Fannin St

Block W
(ALL)

Block V

Block X (ALL)
SITE
302 S. Fannin

BF Bond, Blk 62
306 S. Fannin

Peoples PARKER
308 310
S. S.
Fannin Fannin

311 S. FANNIN

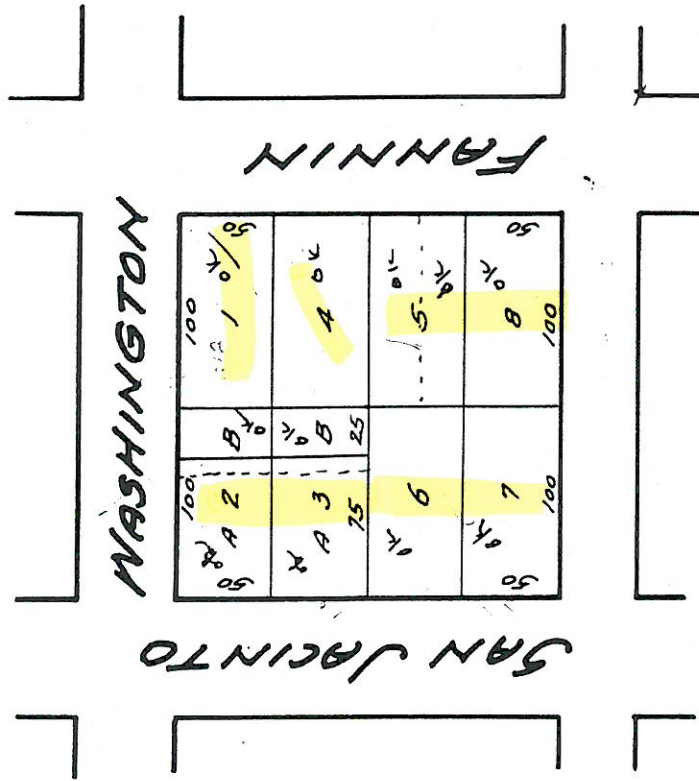
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T
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N

H2004-001
302 S. Fannin St



1" = 100'

OT BLS



Eula Mae Parker
9109 Lochgreen
Rowlett, TX 75089

Eppstein Blk H East Lot PT1,2,3

Billy Peoples
P O Box 35
Rockwall, TX 75087

Eppstein Blk H West Lot PT1,2,3

Thomas Hughes
P O Box 1315
Rockwall, TX 75087

B F Boydston Blk 82,

Michael Caffey
311 South Fannin
Rockwall, TX 75087

Eppstein Blk C Lot 9, 10

Jose Tovar
301 Dennison
Rockwall, TX 75087

O T Blk V Lot 1,2,3

RDT Enterprises Inc
103 North Goliad #204
Rockwall, TX 75087

O T Blk U west PT Lot 1,2,3,4

Williams
411 Valley
Rockwall, TX 75087

O T Blk S Lot 6,7

LaDona Willess
607 South Fannin
Rockwall, TX 75087
O T Blk S Lot 4
O T Blk S Lot 5,8

Douglas & Ruth Kaufman
446 Farm Lane
Rockwall, TX 75087

O T Blk S Lot 2A ,3A

Charles Khater
23 Pringle Lane
Rockwall, TX 75087

O T Blk S Lot 1

Tom Walker
3113 Lakeside Drive
Rockwall, TX 75087

O T Blk S Lot 2& 3

Michael & Georgia Garee
311 Russwood
Rockwall, TX 75087

O T Blk U Lot 1,2,3,4

Charles Smith
211 East Colorado
Dallas, TX 75203
O T Blk T Lot 3,4
O T Blk T Lot 1,2

Rosalba Torres
108 East Rusk
Rockwall, TX 75087

O T Blk X Lot 2,3

M Pittman & A Underwood
601 East Williams
Rockwall, Texas 75087

O T Blk X Lot 1,4

Eula Mae Parker
9109 Lochgreen
Rowlett, TX 75089

Tom Walker
3113 Lakeside Drive
Rockwall, TX 75087

Billy Peoples
P O Box 35
Rockwall, TX 75087

Michael & Georgia Garee
311 Russwood
Rockwall, TX 75087

Thomas Hughes
P O Box 1315
Rockwall, TX 75087

Charles Smith
211 East Colorado
Dallas, TX 75203

Michael Caffey
311 South Fannin
Rockwall, TX 75087

Rosalba Torres
108 East Rusk
Rockwall, TX 75087

Jose Tovar
301 Dennison
Rockwall, TX 75087

M Pittman & A Underwood
601 East Williams
Rockwall, Texas 75087

RDT Enterprises Inc
103 North Goliad #204
Rockwall, TX 75087

Williams
411 Valley
Rockwall, TX 75087

LaDona Willess
607 South Fannin
Rockwall, TX 75087

Douglas & Ruth Kaufman
446 Farm Lane
Rockwall, TX 75087

Charles Khater
23 Pringle Lane
Rockwall, TX 75087

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 deposes 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:

February 4 A.D. 2004

Michael Gresham

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 9th day of February, A.D. 2004,
to certify which witness my hand and seal of office.

Patricia A Shaw

Notary Public, State of Texas



Legal Notices Legal Notices

- Public Notice -

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on February 19, 2004 at 6:30 p.m. in the Council Chambers at Rockwall City Hall, 385 South Goliad, Rockwall, Texas to consider the following items:

H2004-001
Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Michael Pittman and Archie Underwood for the restoration of the structure located at 302 S. Fannin St (Lots 1 and 4, Block X, Rockwall Old Town). The tract is zoned (NS) Neighborhood Services district and identified as a "High Contributing Property".

H2004-002
Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Chris and Betsy Hoover for additions to the structure at 307 S. Clark St (BF Boydston, Block 51). The tract is zoned (SF-7) Single Family Residential district and identified as a "Medium Contributing Property."

Advertising Receipt

Rockwall County News

316 S Goliad, Ste 107
PO BOX 819
Rockwall, TX 75087
Phone: 972-722-3099
Fax: 972-722-3096

ROCKWALL, CITY OF- LEGALS
ATTN: DOROTHY BROOKS
385 SOUTH GOLIAD
ROCKWALL, TX 75087

Cust#: 01100978-000
Ad#: 17514663
Phone: (972)771-7700
Date: 02/02/04

Ad taker: 16 **Salesperson:** 6 **Classification:** 001

Description	Start	Stop	Ins.	Cost/Day	Surcharges	Total
09 ROCKWALL COUNTY NEWS	02/04/04	02/04/04	1	40.00		40.00

Payment Reference:

855131
Michael Hampton planner
COR-2/4

- Public Notice -

Total: 40.00
Tax: 0.00
Net: 40.00
Prepaid: 0.00

Total Due 40.00

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RECEIPT

Project Number: H2004-001
Job Address: 302 FANNIN S ST
ROCKWALL, TX

Receipt Number: B4073

Printed: 2/6/2004 1:18 pm

Fee Description	Account Number	Fee Amount
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ZONING		
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	01-4280	
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		\$ 75.00
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Total Fees Paid:

\$ 75.00

Date Paid: 2/6/2004 12:00:00AM

Paid By: Archie Underwood

Pay Method: Check 9212

Received By: DL



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