

**OLD ROCKWALL HISTORIC DISTRICT GUIDELINES**

H2005-002

**- EXHIBIT (2) -**

**OLD 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.

<b>Address of Property:</b>			
Street Address <u>406 Star</u>			
City <u>Rockwall</u>	State <u>TX</u>	Zip Code <u>75087</u>	County <u>Rockwall</u>
Name of Property, If Applicable: _____			
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 Rockwall Historical Dist.</u>			
_____ National Register District <input checked="" type="checkbox"/> 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>Nolan Estes</u>		Street Address: <u>406 Star</u>	
City <u>Rockwall</u>	State <u>TX</u>	Zip Code _____	County <u>Rockwall</u>
Telephone Number (preferably daytime) <u>512/517-1986</u>			
Authorized Contact: _____ (if different from Owner)		Street Address: _____	
City _____	State _____	Zip Code _____	County _____
Telephone Number (preferably daytime) _____			
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.): <u>Folk-L Plan Frame - 2500sq ft</u>			
Owner's Signature <u>Nolan Estes</u>		City of Rockwall Use Only: <u>H2005-002</u>	Project Number

**REHABILITATION, RESTORATION AND NEW CONSTRUCTION**

Prepared by the  
Old Rockwall Historic District Planning Committee

Additional  
Information

## 8. Additional Information

Painting and sheet  
Rock Repair Resulting  
foundation Repair will  
be needed -

landscaping will  
be completed as  
needed -

## 7. Propose Use for Property

The propose use  
for the property  
is private Residence.

## 6. Estimated Time

Begin Mar 1, 05

Completion Feb 28, 04

406 Star St.

C of A Application

Cost Estimate for  
Restoration

Foundation Repair 7,500.

Roof Repair 4,000.

New Dormers 2,000.

New Entry Door 1,500.

New Bay Windows 1,800.

Remove Existing Replacement 4,000.

New Divided Lite Window 1,000.

New Garage (Period Garage) 1,500.

Total

# 23,300.

# Agent Full Report

MLS# 10032659

Active

406 STAR ST

ROCKWALL

75087-3727

LP: \$89,900



**Category:** Residential  
**Area:** 34/2 **Map:** DA/020C/R  
**Subdv:** EPPSTEIN  
**County:** ROCKWALL  
**Legal:**  
**Lot:** 1,2

**Type:** Single Family  
**Also For Lease:** No  
**Parcel ID:** 3600000D0001000R  
**Blk:** D

**Orig LP:** \$99,900  
**Low:** \$0  
**Lst \$ / SqFt:** \$20.88  
**MultiParcel:** No  
**MUD Dst:** No

**Bedrooms:** 5 **Tot Baths:** 4.1 **Liv Areas:** 4 **Dining Area:** 3 **Story:** 2 **Pool:** No  
**Fireplaces:** 2 **Full Baths:** 4 **Levels-1st:** 3 **2nd:** 1 **3rd:** **Bsmt:**  
**Sec Sys:** No **Half Baths:** 1 **Levels-1st:** 1 **2nd:** 3 **3rd:** **Bsmt:**

**SqFt:** 4,306 / Other  
**# Gar Spaces:** 3 **Gar Size:** 0X0 **# Carport Spaces:** 0  
**Acres:** 0.48 **Lot Dimen:** 150 X 140  
**Media:** 1 / 0 / 0 **PAR:** Y **HOA:** None **HOA Dues:** \$ /

**HdcpAm:** No  
**Cvrd Park:** 3  
**Will Subdiv:** N

**Schools:**

**Dist:** ROCKWALL ISD  
**Bus: Type: E Name:** REINHARDT  
**Bus: Type: M Name:** WILLIAMS  
**Bus: Type: H Name:** ROCKWALL  
**Bus: Type: Name:**

**Room: Length x Width / Levels**

**Living 1:** 15X15 / 1 **F Dining:** 15X15 / 1 **Mstr BR:** 14X9 / 1  
**Living 2:** 18X16 / 1 **Breakfst:** 14X6 / 1 **Bedroom2:** 11X10 / 1  
**Living 3:** 31X21 / 1 **Kitchen:** 20X9 / 1 **Bedroom 3:** 23X19 / 2  
**Study:** **Other Rm:** **Bedroom 4:** 11X10 / 1  
**Utility:** **Other Rm:** **Bedroom 5:** 11X9 / 1

**Housing Type**

Single Detached  
**Style of House**  
 Early American  
**Lot Size/Acreage**  
 Less Than .5 Acre (not Zero)  
**Lot Description**  
 Corner  
 Heavily Treed  
 Subdivision

**Exterior Features**

Covered Porch(es)  
 Storage Building

**Construction**

Siding

**Foundation**

Pier & Beam

**Roof**

Composition

**Type of Fence**

Brick

Chain Link

Wood

**Parking/Garage**

Attached

Front

Side

**Street/Utilities**

City Sewer

City Water

**Interior Features**

Loft  
 Skylights  
 Vaulted Ceilings

**Bed/Bath Features**

Other

**Specialty Rooms**

Extra Storage Space

Media Room

**Fireplace Type**

Wood Burning

**Kitchen Equipment**

Built-In Compactor

Cooktop-Electric

Dishwasher

**Kitchen Other**

Eat-In Kitchen  
 Island

**Utility Room**

Separate Utility Room

**Flooring**

Carpet

Wood Floor

**Heating/Cooling**

Central Air-Elec

Gas Heat

Zoned

**Energy Features**

Other

**Assumption Info**

**Not Assumable**

Possession  
 Closing/Funding

**Showing**

Go (Appt Svc only)

**Property Description:** THE POTENTIAL IS TREMENDOUS ON THIS LRG HOME NEAR HISTORIC DWNTWN ROCKWALL. CORNER LOT. BACK OF HOUSE IS 2ND LIVING QTRS. SELLER TO MAKE NO REPAIRS OR CONCESSIONS. CASH OR CASH-LIKE BUYERS ONLY! BUYER TO VERIFY ALL INFO. SPECIAL ADDENDUMS REQUIRED WITH ALL OFFERS.

**Directions:**

**Private Remarks:**

**Intra Office Remarks:**

**Loan Type:** Treat As Clear **Bal:** \$ **Equity:** \$ 89,900 **Int Rate:** % **Pmt Type:** \$  
**Lender:** **Orig Date:** **2nd Mortg:** No **Unexempt Taxes:** \$ 3,511

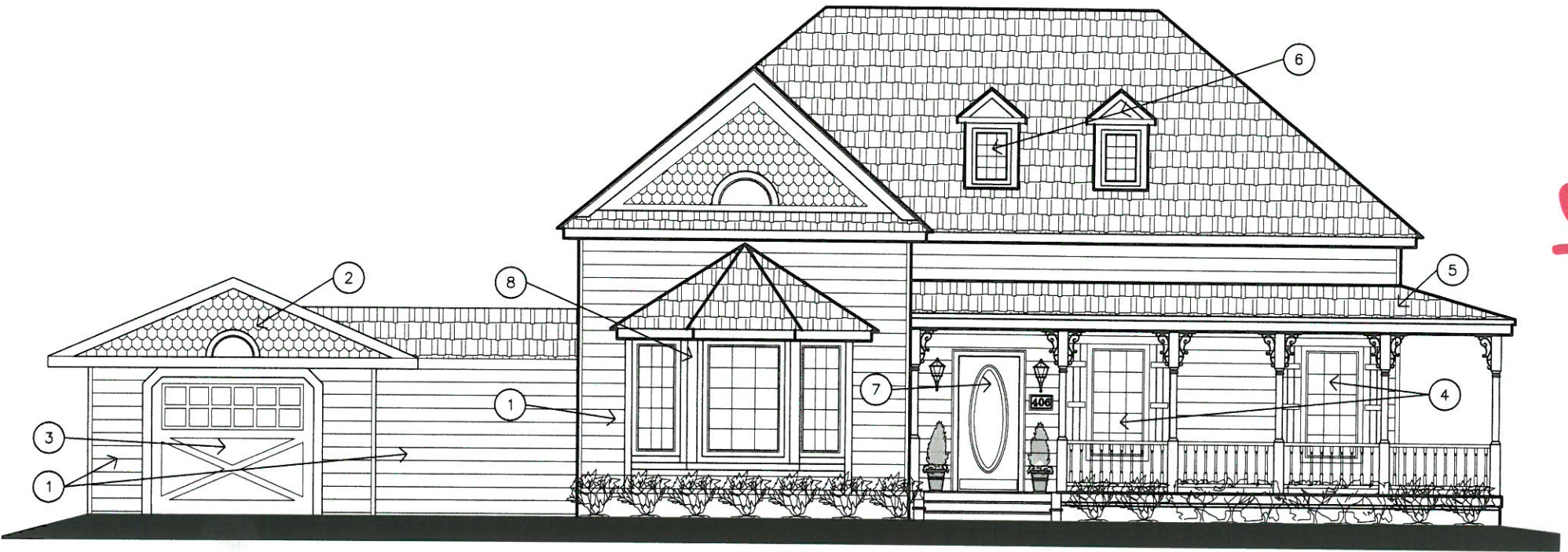
**SAC:** 0% **BAC:** 3% **Var:** Y **List Type:** Exclusive Right to Sell/Lease **DOM:** 97 **LD:** 1/9/2004  
**LO:** CBAP04 Coldwell Banker Apex (972)783-1919 **Fax:** (972)479-9477 **Brk Lic#:**  
**LO Addr:** 1384 E. Beltline Road Richardson, TX 75081 **Off email:** **LO Website:** <http://>  
**LA:** 0427628 Jodi Kerby **Fax:** **LA Website:** <http://> **LA Email:** [iselltexas@aol.com](mailto:iselltexas@aol.com) **LA Website:** <http://> **Agent Cell Phone:**  
**Preferred Title Co:** SELLERS CHOICE **Loc:** **Agent Voice Mail:**  
**Agent Other:**

**Call:** CSS **Appt:** (817) 858-0055 X: **Owner Name:** GMAC  
**Keybox #:** 0 **Seller Type:** Owner **Occupancy:** Vacant  
**Show Instr:**

Prepared By: Kelly Kerby / Coldwell Banker Apex

--- Information herein deemed reliable but not guaranteed. ---

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Option 'A'

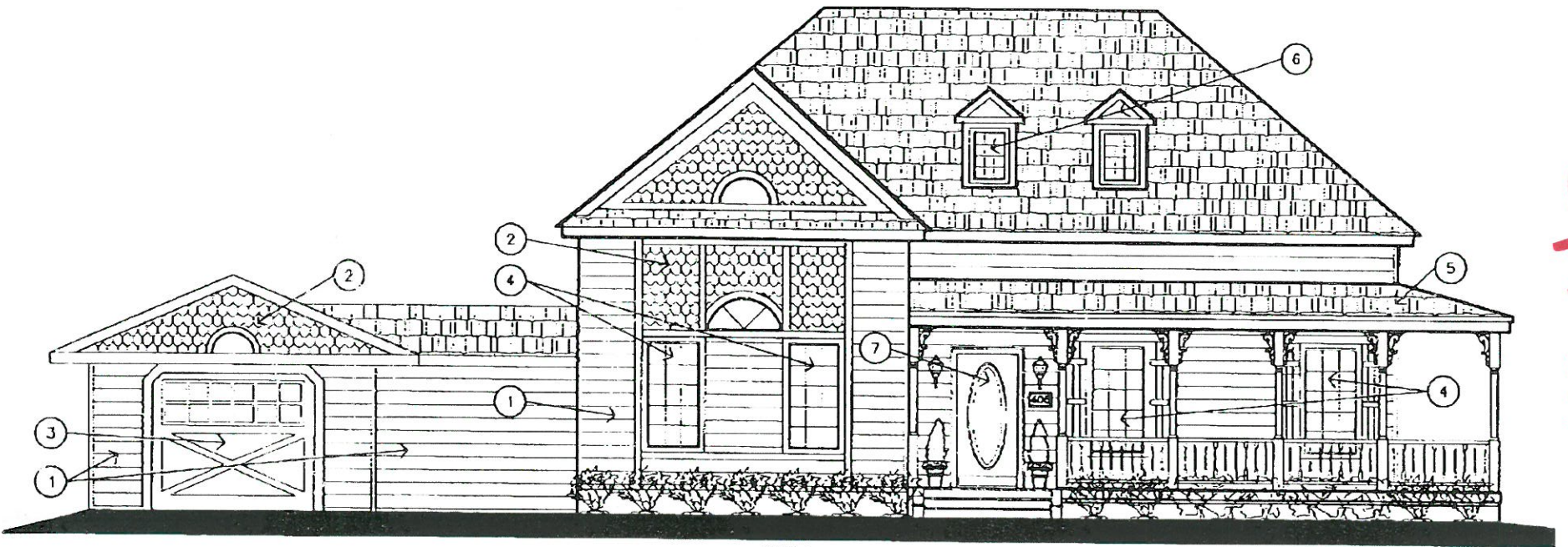
**406 Star  
Rockwall, Tx  
Nolan Estes**

- KEY**
- |   |   |                                |
|---|---|--------------------------------|
| ① EXISTING WHITE ALUMINUM SIDING & MATCHING TRIMS | ④ NEW DIVIDED LITE WINDOWS  | ⑥ NEW DORMERS                  |
| ② NEW SCALLOPED SHINGLES                          | ⑤ REMOVE EXIST PORCH & REPLACE W/ PERIOD TYPE PORCH, COLUMNS & BALUSTRADE | ⑦ NEW ENTRY DOOR & COACH LAMPS |
| ③ NEW PERIOD GARAGE DOOR                          | ⑧ NEW BAY WINDOW  |                                |

**Matthew King AIA  
Architect  
February 2005**



Option 13



KEY

406 Star  
Rockwall, Tx  
Nolan Estes

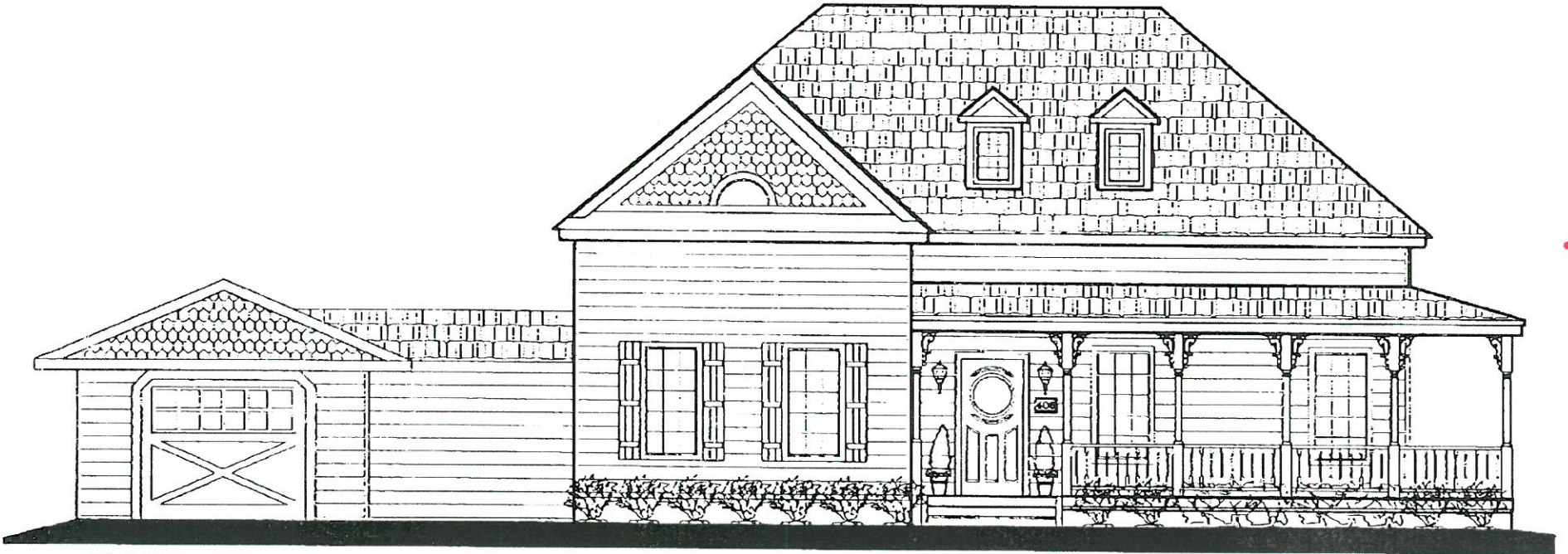
- ① EXISTING WHITE ALUMINUM SIDING & MATCHING TRIMS
- ② NEW SCALLOPED SHINGLES
- ③ NEW PERIOD GARAGE DOOR

- ④ NEW DIVIDED LITE WINDOWS
- ⑤ REMOVE EXIST PORCH & REPLACE W/ PERIOD TYPE PORCH, COLUMNS & BALUSTRADE

- ⑥ NEW DORMERS
- ⑦ NEW ENTRY DOOR & COACH LAMPS

Matthew King AIA  
Architect  
February 2005

*Option C*



406 Star  
Rockwall, Tx  
Nolan Estes

Matthew King AIA  
Architect  
January 14, 2005

**ALLEY**  
10' R.O.W. PER PLAT  
( CONTROLLING BEARING LINE )  
NORTH 150.13°

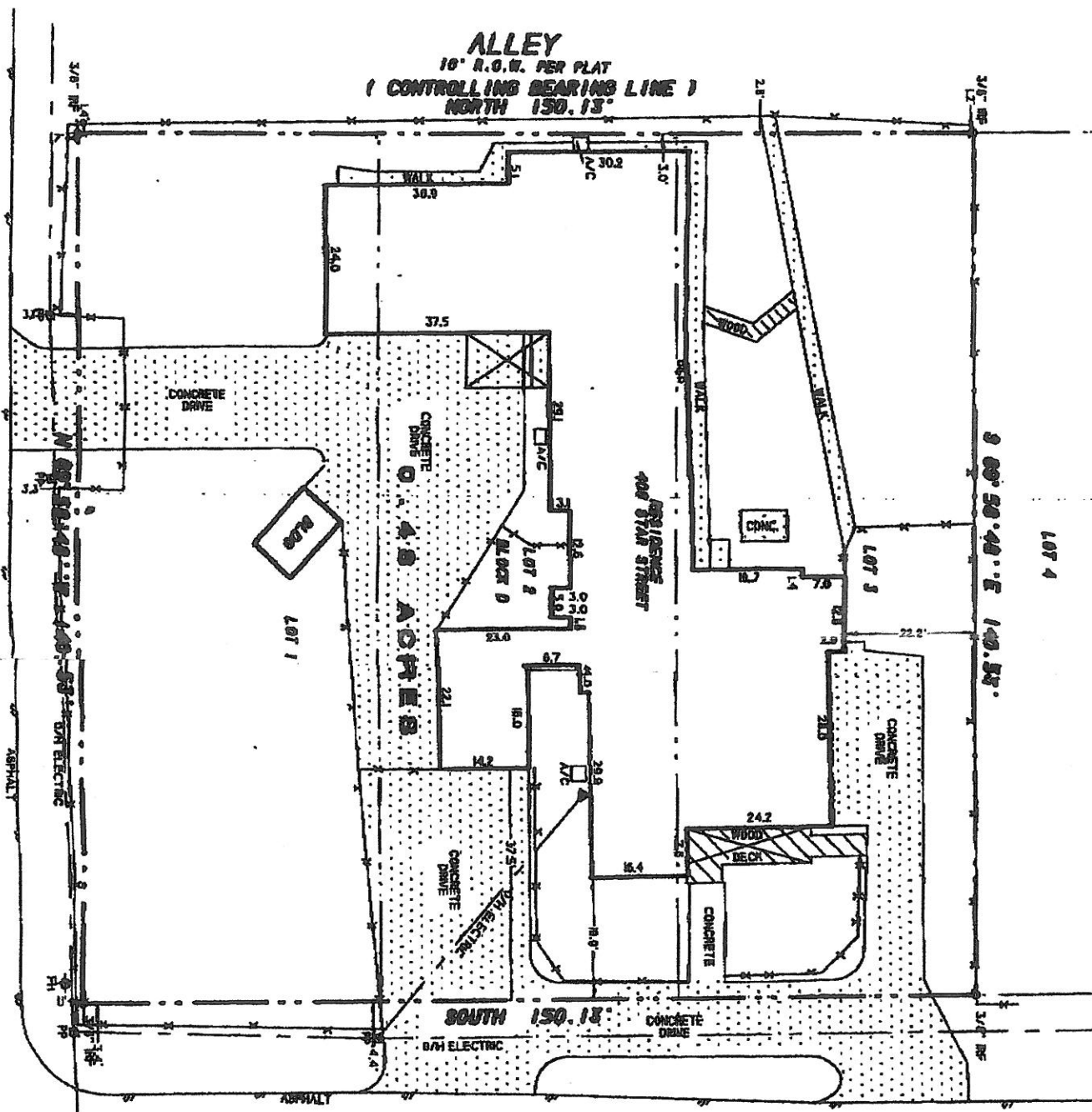
**STORRS STREET**  
50' R.O.W. PER PLAT

89° 58' 48" E 140.84'

LOT 4

4.8 ACRES

**STAR STREET**  
50' R.O.W. PER PLAT



**OLD TOWN ROCKWALL  
HISTORIC / ROCKWALL HISTORIC LANDMARK  
REQUIRED INFORMATION / MATERIALS CHECKLIST**

The Old Town Rockwall Historic District Guidelines were developed as a result of extensive research and review of Historic Districts within the Dallas-Fort Worth Metroplex and with the assistance of several historic preservation professionals.

As outlined in §2.20 Historic District of the City of Rockwall Comprehensive Zoning Ordinance, the purpose of the Historic District, and the Design Guidelines serving to protect the properties within, is to assist in the stabilization and increase of property values while encouraging the most appropriate use of historic property within the present, and future historic districts in Rockwall.

- ~~(A)~~ Complete **Certificate of Appropriateness** (CofA) Application
- ~~(B)~~ **Legal description** of the property proposed for certification.
- ~~(C)~~ Set of **building elevations** and a **site plan** for the proposed project. (These are similar to what will be required when applying for a building permit)
- ~~(D)~~ **Background information substantiating the subject request**: for example, if a porch addition is proposed for a historically significant structure – historic photographs or documentation indicating the existence of a porch that had been removed or photos of architectural / structural elements that are still in-place that provide supportive evidence of the theory that a porch was part of the structure (either originally or sometime in the structure's past)
- ~~(E)~~ An **estimate of costs** for the restoration or rehabilitation work;
- ~~(F)~~ Include a projection of the estimated **construction time** and predicted **completion date** of the restoration or rehabilitation;
- ~~(G)~~ Include a detailed statement of the **proposed use for the property**; and
- ~~(H)~~ Provide **any additional information** that the owner deems relevant.
- ~~(I)~~ Please provide comments regarding why any of the items (1) through (9) were not included along with the application (please use the back of this form or attach additional pages if necessary):

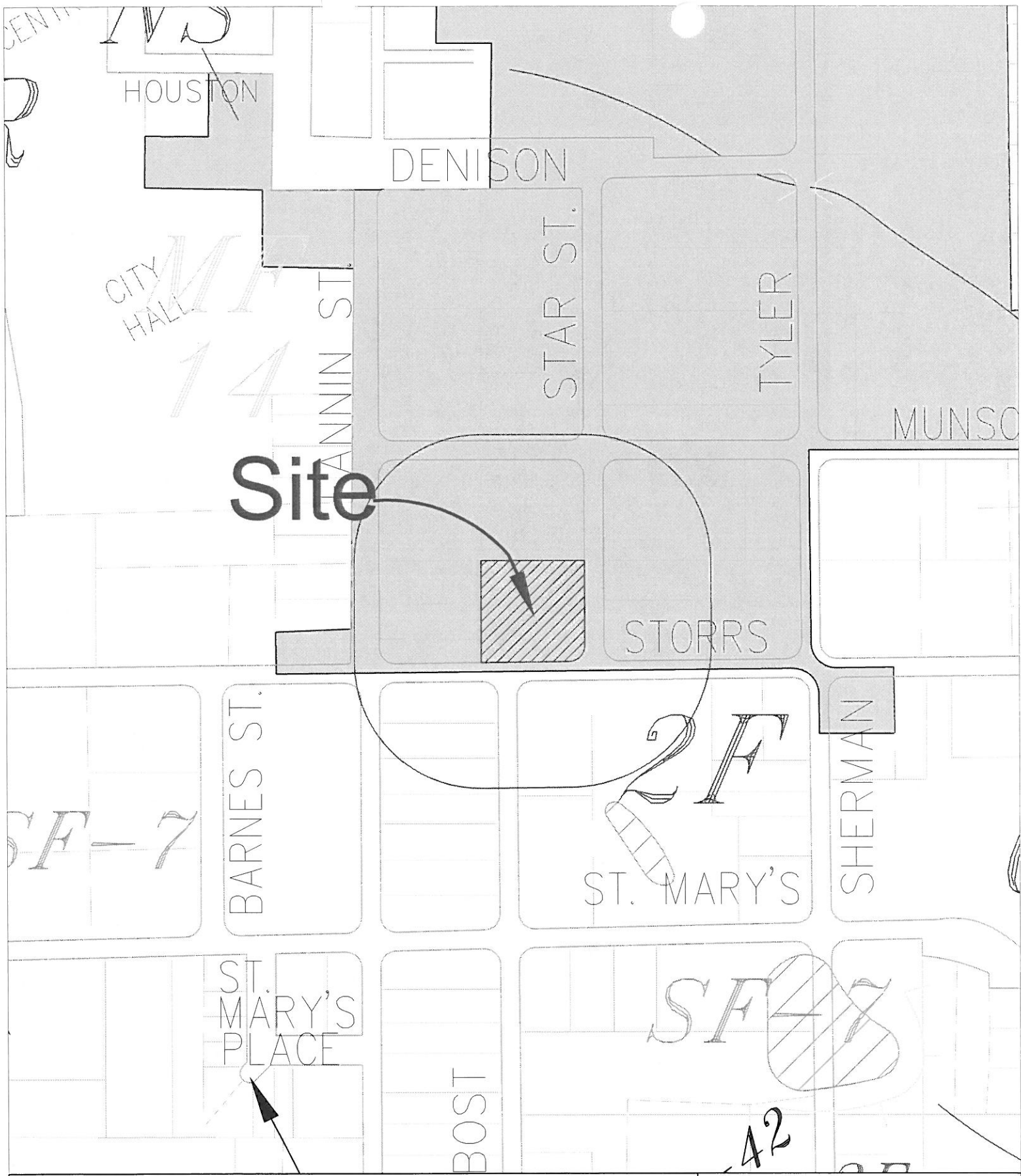
N/A

406 STAR ST  
Rockwall Tx 75088  
2-10-05

Memo

To : Chris Spencer  
From : Nolan Estes<sup>jr</sup>  
Subject: Application for Certificate

Thank you for providing  
information about the Guidelines  
for the Old Town Rockwall  
District. Attached is my  
Application for 406 Star St.  
Matt King, AIA, Rockwall + I  
believe that my proposal  
meets the Guideline requirements  
Let me know if you need more  
information - 512/517-1984



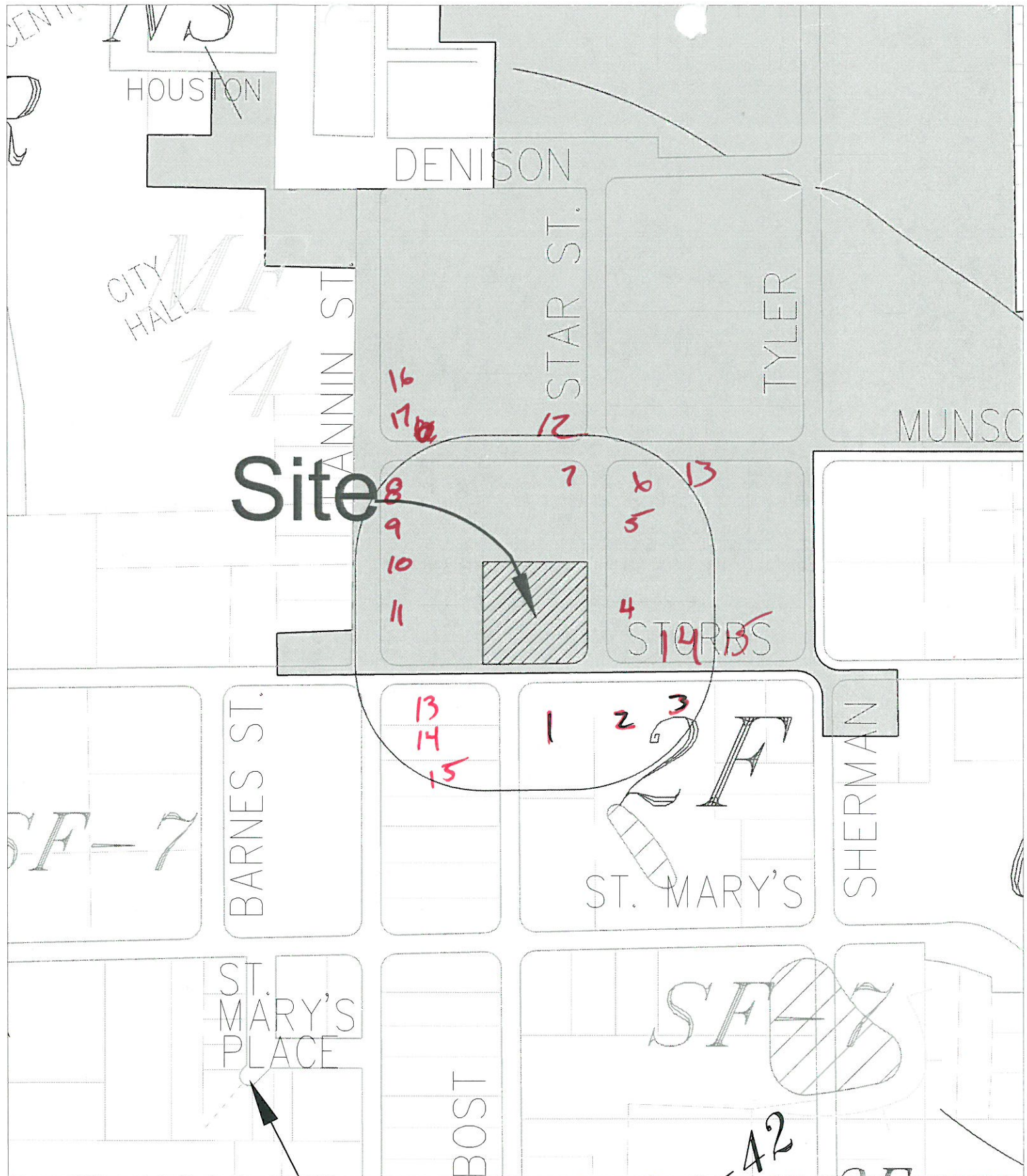
Site

H2005-002

406 Star  
C of A



1" = 200'



H2005-002

406 Star  
C of A



1" = 200'

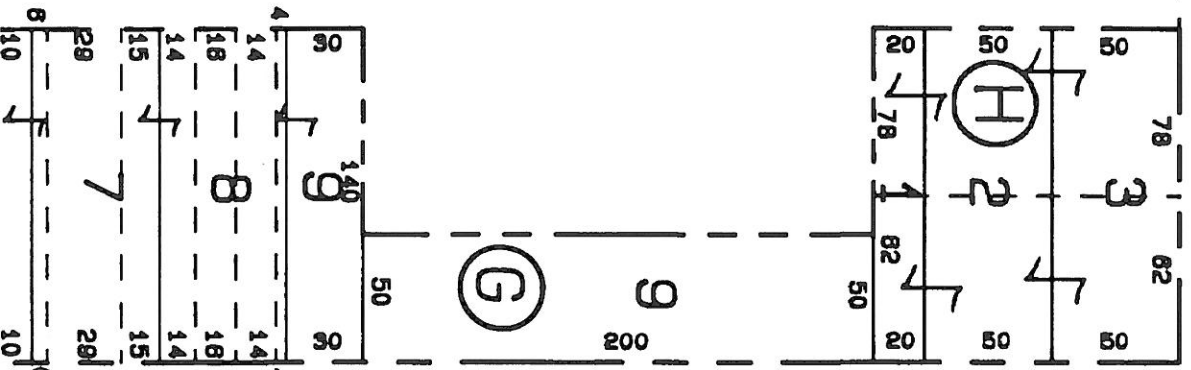
DCK X

BLOCK W

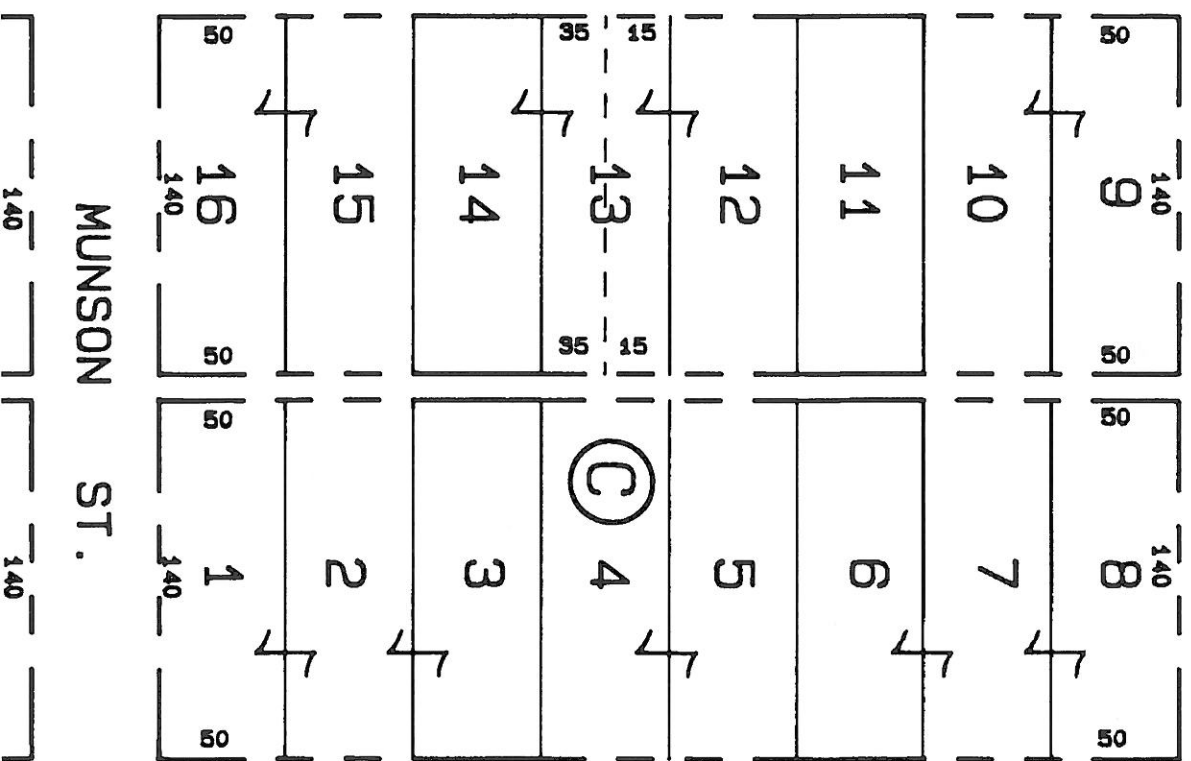
BLOCK V

BLOCK 8

DENISON ST.



FANNIN ST.



STAR ST.

MUNSON ST.





# CITY OF ROCKWALL

at Rockwall CityPlace

## Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 3/17/2005 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):

### **H2005-002: 406 Star Street**

*Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Nolan Estes for the replacement of existing aluminum siding, the addition of new scalloped shingles, replacement of existing garage door, replacement of existing windows, replacement of existing porch, the addition of a second dormer, replacement of existing entry door, and the addition of a new bay window on a structure located at 406 Star St. The tract is zoned (SF-7) Single Family district and identified as a "Low Contributing Property".*

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 3/9/2005 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: H2005-002**

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

\_\_\_ I am in favor of the request for the reasons listed below 18

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

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---

---

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

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

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

H2005-002 406 Star

**Stark Robert C**  
103 N Fannin  
Rockwall, TX 75087

**Campbell WE**  
C/O Senior Care Consultants INC  
1413 E-I30  
Garland, TX 75043

**Housing Authority**  
Rockwall, TX 75087

**Gasaway Chris & Sheryl**  
505 S Fannin  
Rockwall, TX 75087

**Cody Mary Ann & Kristin**  
Cody  
3024 Novice Rd  
Waco, TX 76710

**Rockwall NH Realty LTD**  
4809 Cole Ave  
Suite 347  
Dallas, TX 75205

**Compton Charles Dale ET**  
UX  
403 Star  
Rockwall, TX 75087

**Lightel Jerome**  
406 Munson  
Rockwall, TX 75087

**Conatser John & Cheri**  
307 Munson  
Rockwall, TX 75087

**Paul Lindley**  
501 Storrs  
Rockwall, TX 75087

**Ryan Lawrence**  
402 Munson  
Rockwall, TX 75087

**Jones Elton & Linda**  
512 Terry Lane  
Rockwall, TX 75032

**McKinney Terry and Linda**  
308 Munson  
Rockwall, TX 75087

**Jacobs Nelda**  
317 S Fannin  
Rockwall, TX 75087

**Blacketer Rachel**  
409 S Fannin  
Rockwall, TX 75087

**Government Housing**  
Rockwall, TX 75087

**Lillard Dottie Marie**  
411 S Fannin  
Rockwall, TX 75087

**Brockman Betsey & George**  
309 Star  
Rockwall, TX 75087

**Willet Loren & Ann**  
401 S Fannin  
Rockwall, TX 75087

972-771-7746

**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  
Legal # 380822  
2x4.5

**FAXED**

**Public Notice**  
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**H2005-002: Eppatain Addition (406 Star)**  
Hold a public hearing and consider a request for a Certificate of Appropriateness (CoFA) from Nolan Estes for the replacement of existing aluminum siding, the addition of new scalloped shingles, replacement of existing garage door, replacement of existing windows, replacement of existing porch, (h) addition of a second dormer, replacement of existing entry door, and the addition of a new bay window on a structure located at 406 Star St. The tract is zoned (SF-7) Single Family district and identified as a "Low Contributing Property".  
All interested property owners are invited to attend.

the ←

Run Dates: 3/2/05 Total Cost: \$54.00

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 \_\_\_\_\_ DATE: \_\_\_\_\_  
OK W/CORRECTIONS Chris Sp \_\_\_\_\_ DATE: 2/25/05

**CITY OF ROCKWALL**  
**Historic Preservation Advisory Board Memo**

**AGENDA DATE:** 3/17/2005

**APPLICANT:** Nolan Estes

**AGENDA ITEM:** H2005-002; 406 Star Street

---

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Nolan Estes for the addition of new scalloped shingles, replacement of existing garage door, replacement of existing windows, the addition of a second dormer, and the addition of a new bay window on a structure located at 406 Star St. The tract is zoned (SF-7) Single Family district and identified as a "Low Contributing Property".

**BACKGROUND INFORMATION:**

The applicant, Nolan Estes, has made a request for a Certificate of Appropriateness (C of A) for the restoration and rehabilitation of the structure located at 406 Star. This property lies within the Old Town Rockwall Historic District and is identified as a "Low Contributing Property". The applicant is proposing a remodeling project of this historic house which is to include the interior as well as exterior repair. The applicant is proposing to replace existing white siding, replace existing roof, install new scalloped shingles, install a new period garage door, install new divided light windows along the front facade, replace existing porch with period type porch and columns, install a new dormer and install a new entry door & coach lamps. The applicant has submitted three different options concerning front elevations:

- Option A: Installation of a bay window
- Option B: Installation of divided light windows, a fanlight and scalloped shingles
- Option C: Installation of divided light shingles

In this particular case the C of A is required due to changes in the front facade and the request for an additional dormer. The repair to the roof, replacement of existing siding, installation of a new garage door and replacement of the front porch are all considered to be "in-kind replacement or repair" by the Old Rockwall Historic District Guidelines and therefore do not require a C of A.

The applicant has indicated that construction is estimated to begin sometime in March with completion in February of 2006. The renovation of 406 Star is estimated by the applicant to have a cost of \$23,300 based on Option A.

The Historic District Guidelines Section III, Building Standards state the following:

C. Building Facades and Materials

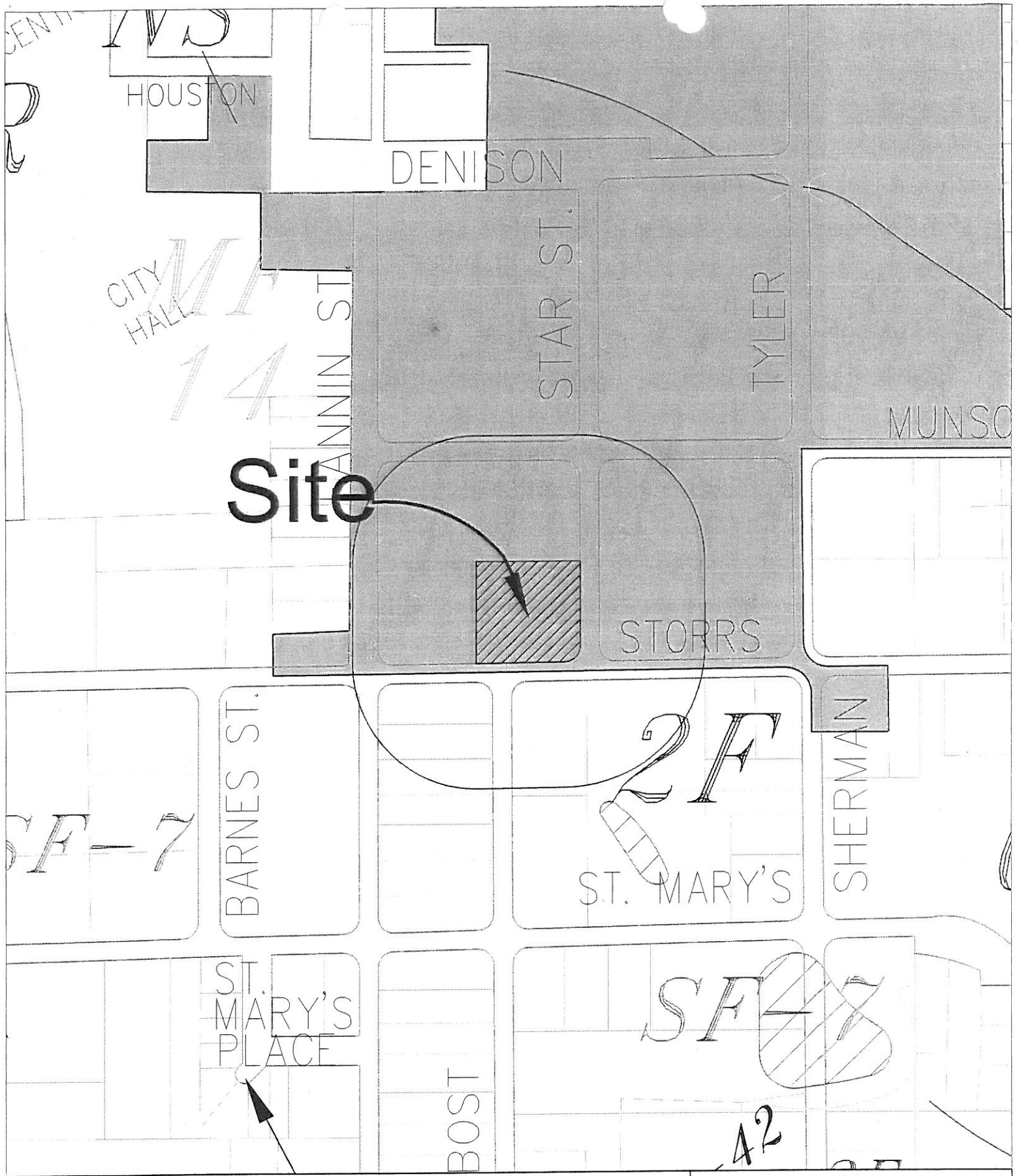
6. Materials, structural and decorative elements and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or 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.

Eighteen (18) notices were sent out to the surrounding property owners within 200' of the subject tract, and at the time of this report, three (3) responses "in favor" and no responses "in opposition" had been returned.

**RECOMMENDATIONS:**

Staff Recommends approval of the request with the following conditions:

1. The proposed dormer is required to match the existing dormer and is to be evenly spaced.
2. The proposed bay window is to be proportional in size to the front facade.



**H2005-002**  
406 Star  
C of A



1" = 200'

H2005-002

- EXHIBIT (2) -

**OLD ROCKWALL HISTORIC DISTRICT - Certificate of Appropriateness - Application**

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<u>406 Star</u>			
Street Address			
<u>Rockwall</u>	<u>TX</u>	<u>75087</u>	<u>Rockwall</u>
City	State	Zip Code	County
Name of Property, If Applicable: _____			
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 Rockwall Historical Dist.</u>			
_____ National Register District <input checked="" type="checkbox"/> 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>Nolan Estes</u>		Street Address: <u>406 Star</u>	
<u>Rockwall TX</u>		<u>Rockwall</u>	
City	State	Zip Code	County
<u>512/517-1986</u>			
Telephone Number (preferably daytime)			
Authorized Contact: _____		Street Address: _____	
(if different from Owner)			
City	State	Zip Code	County
Telephone Number (preferably daytime)			
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.):			
<u>Folk-L Plan Frame - 2500sq ft</u>			
Owner's Signature <u>Nolan Estes</u>		City of Rockwall Use Only: <u>H2005-002</u>	Project Number

**REHABILITATION, RESTORATION AND NEW CONSTRUCTION**

Prepared by the  
Old Rockwall Historic District Planning Committee

Additional  
Information



## 8. Additional Information

Painting and sheet  
Rock Repair Resulting  
foundation Repair will  
be needed -

landscaping will  
be completed as  
needed -

## 7. Propose Use for Property

The propose use  
for the property  
is private Residence.

## 6. Estimated Time

Begin Mar 1, 05

Completion Feb 28, 04

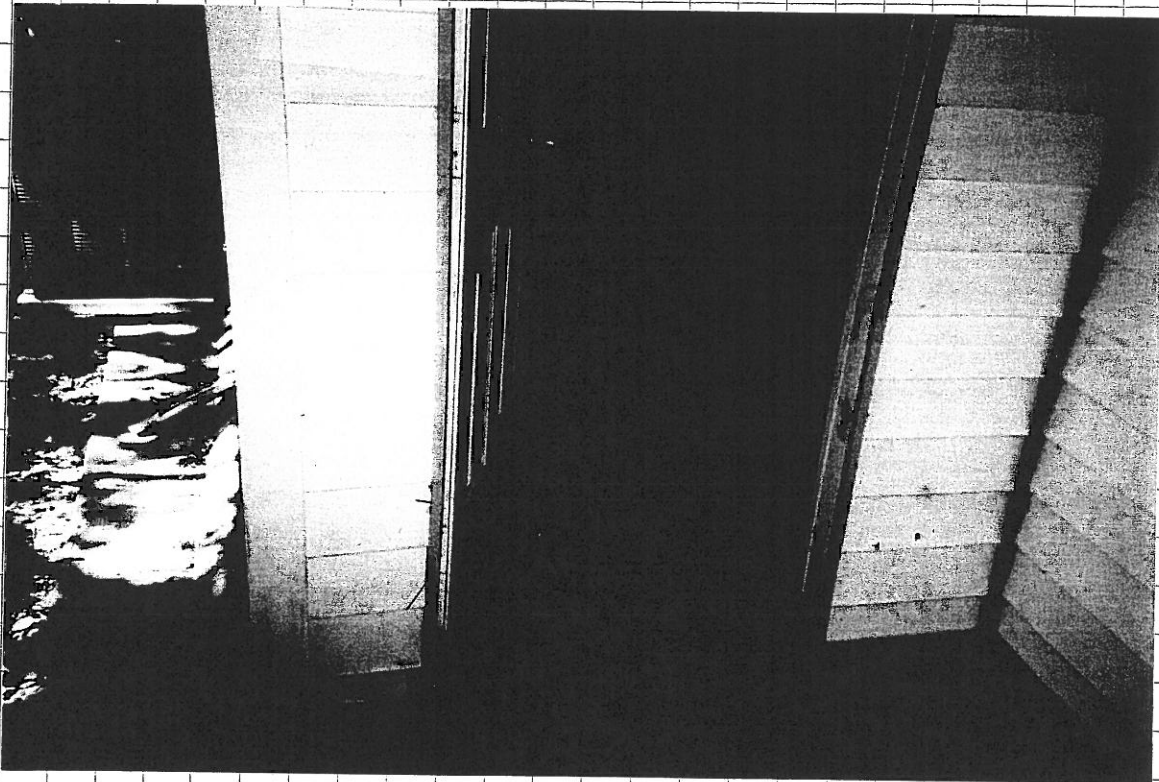
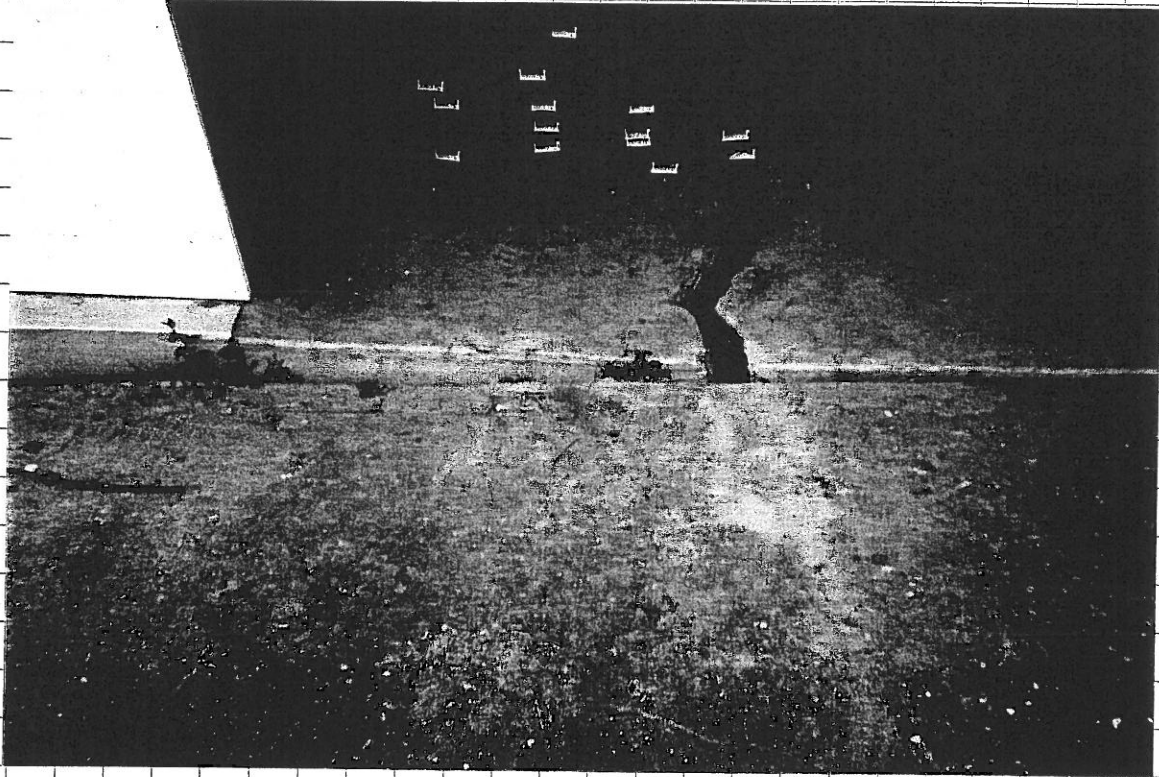
406 Star St.

C of A Application

Cost Estimate for  
Restoration

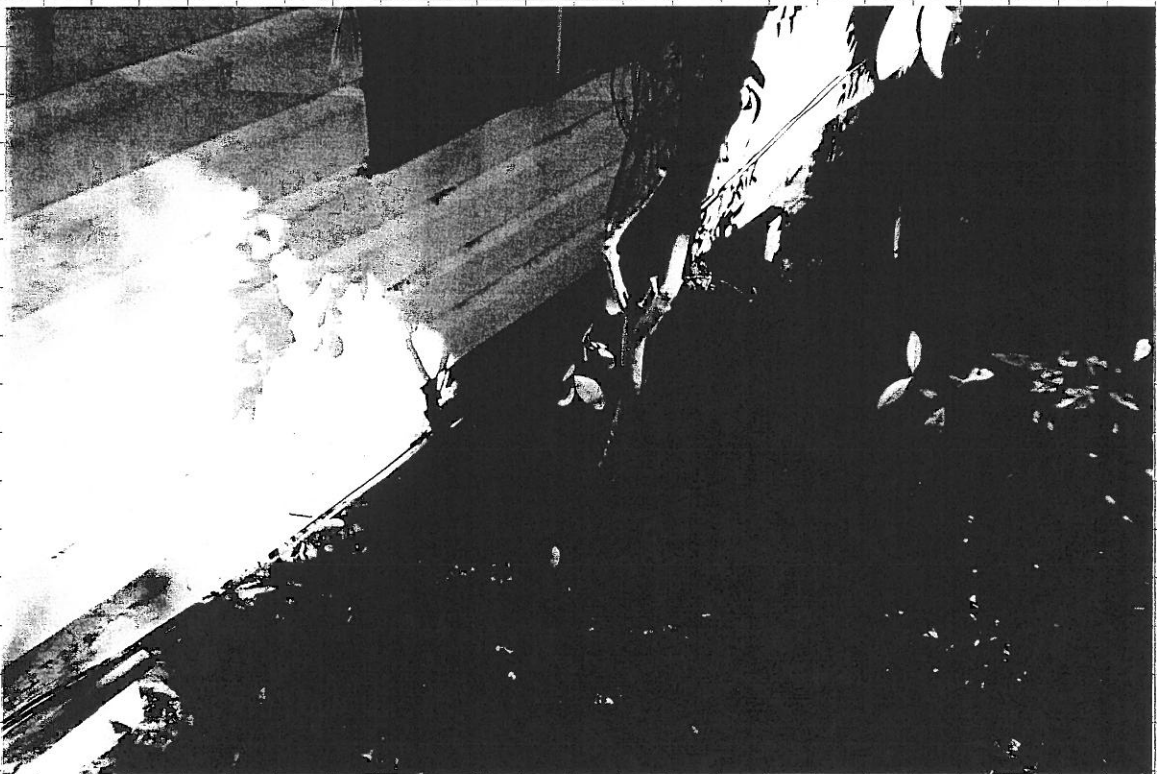
Foundation Repair	7,500.
Roof Repair	4,000.
New Dormers	2,000.
New Entry Door	1,500.
New Bay Windows	1,800.
Remove Existing Replacement	4,000.
New Divided Lite Window	1,000.
New Garage (Period Garage)	1,500.
<u>Total</u>	<u># 23,300.</u>

# 1 Foundation



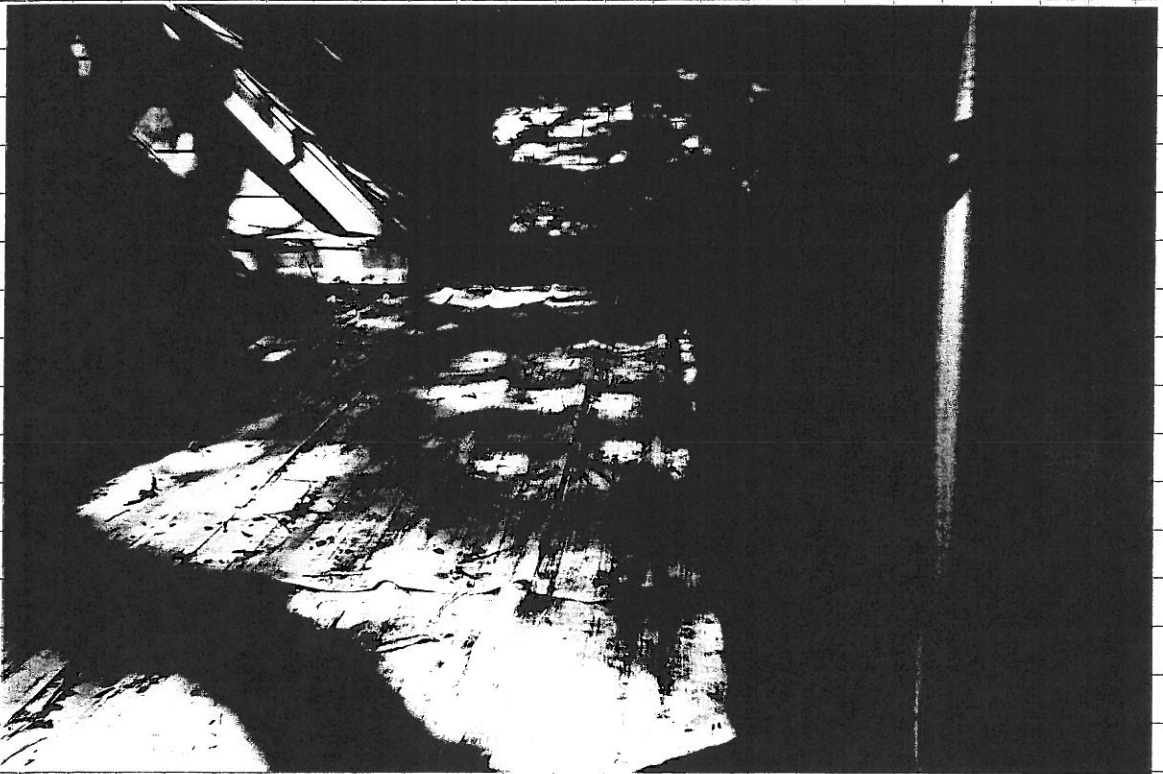
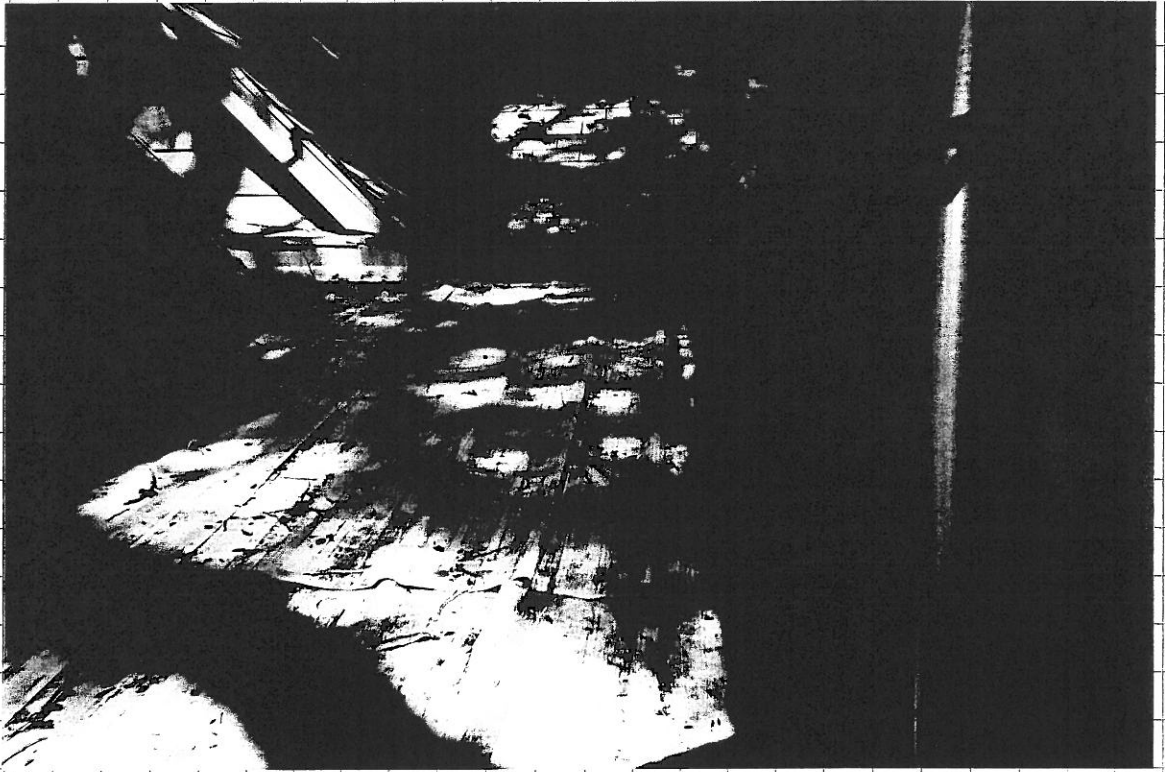
35

# 1. Foundation

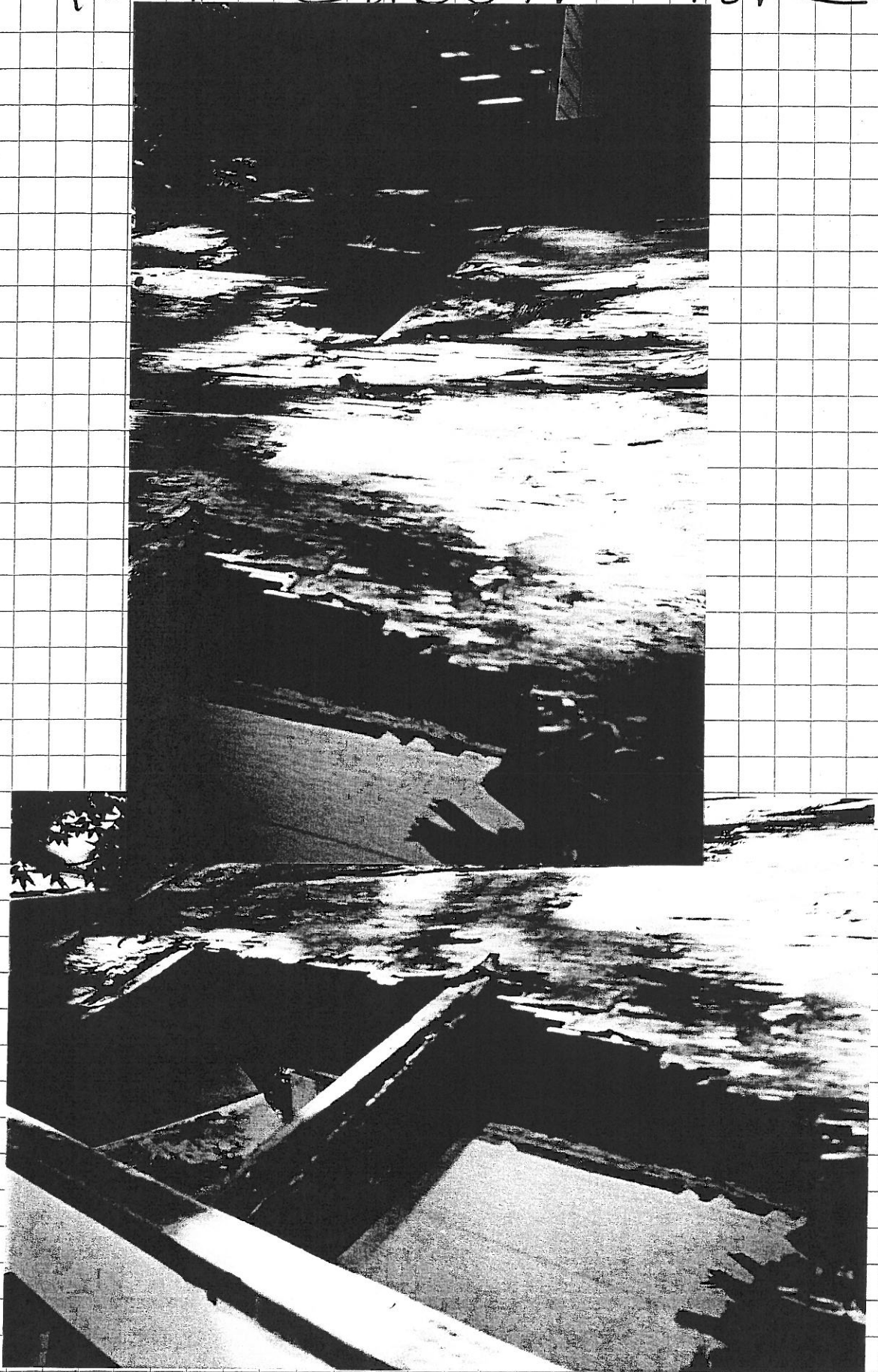


36

# Roof Substructure



# Root Substructure





# 1 Foundation



35

# 1. Foundation



36

# Roof Substructure



# Root? Substructure





406 Star St.

Property ID and Legal Description

PROPERTY ID : R CARD 1  
 3600-000D-0001-00-0R EPPSTEIN, BLOCK D, LOT 1,2,3

PRINTED : 07/26/04 VALUE CHG : 06/02/2004

Property Situs Address: 406 STAR ST  
 Neighborhood: N3600

Building Attributes					
Cont Style	Foundation	Ext. Finish	Int. Finish	Roof Style	Flooring
	20	38	72,74	61	87,90
Heat/AC	Plumbing	Fireplace	Builtins	Rooms	Bedrooms
03	4.5				5

MAP ID : 2-3

Remarks and Sketch Commands

DF ED SWIMMING POOLS FOR 99 PER RP  
 DR18,DD5,DR18,DD1,DR6,DD12,DL2,DD28,DL24,DD7,DL16  
 DL9,DL1,DU4,DL8,DU6,DR9,DU14  
 I1.2: MR50,DR18,DD18,DL18,DU18  
 I1.3: MD14,ML9,DL14,DD22,DR14,DU22

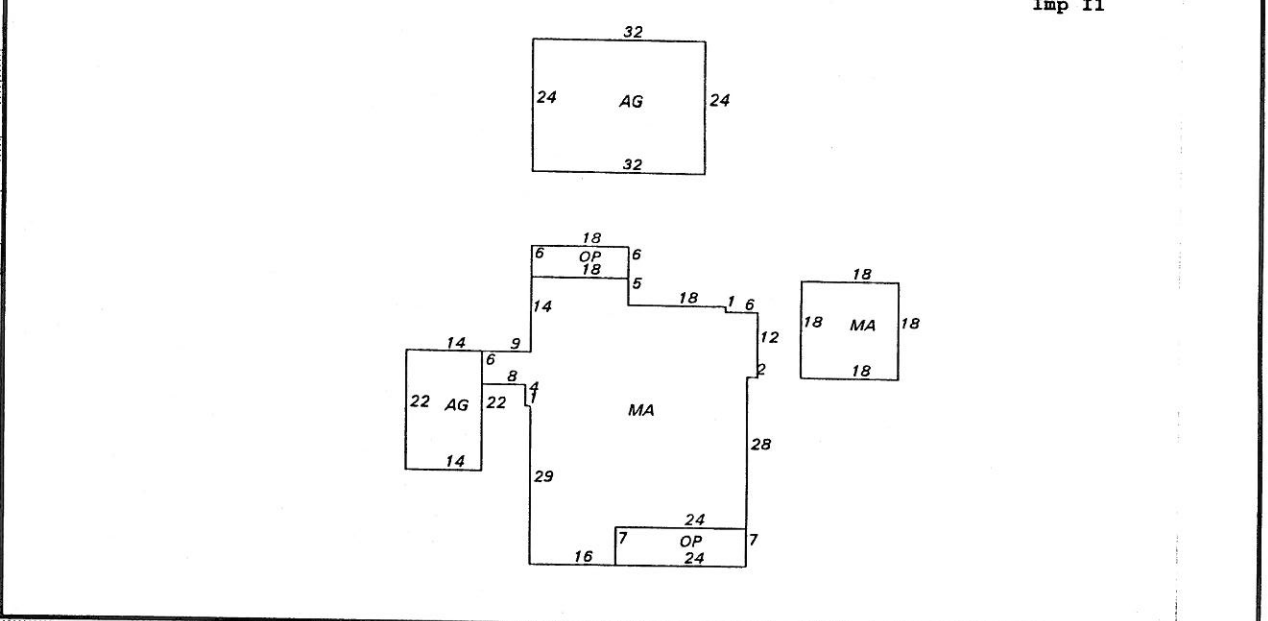
Sales History

Date	Price	Seller Name
1/2		

Topography	Utilities	Access	Zone	Other
	U	P	SF3	

Name and Address	Taxing Entities	Appraisal
DEUTSCHIE BANK NTL 3 PARK PLAZA 16TH FL IRVINE, CA 92714	GRW SRW CRW	03/04 BS
	Exemptions	Appr. Value
		131,070

Improvement Sketch



Unit Price	Yr. Blt	Condi-	%	Ph	Eco	Fnc	%	Value
Act-Eff	tion	Gd	%	%	%	%	Cmp	
		Imp%	86					93,470
55.91	-80			77				88,440
55.91	-80			77				14,920
16.77	-80			77				4,260
11.18	-80			77				990
16.77	-80			77				10,610
11.18	-80			77				1,550

Nbh% (Imp: 107) TOTAL

con%	Adj%	Market Value	Ag Tbl	Meth	Ag Unit Pr	Ag Value
		28,000			Lot Size - 150X140	
TOTAL		28,000				

Property ID and Legal Description		Name and Address	Taxing Entities	Appraisal
PROPERTY ID : RA 2	CARD 1	DEUTSCHE BANK NTL 1	GRW SRW CRW	03/2004
3600-000D-0001-00-0R EPPSTEIN, BLOCK D, LOT 1,2,3		CO (81221)		BS
		3 PARK PLAZA 16TH FL		Appr. Value
		IRVINE, CA 92714		131,070

PRINTED : 07/26/04 VALUE CHG : 06/02/2004

Property Situs Address	Neighborhood	Improvement Sketch
------------------------	--------------	--------------------

406 STAR ST N3600

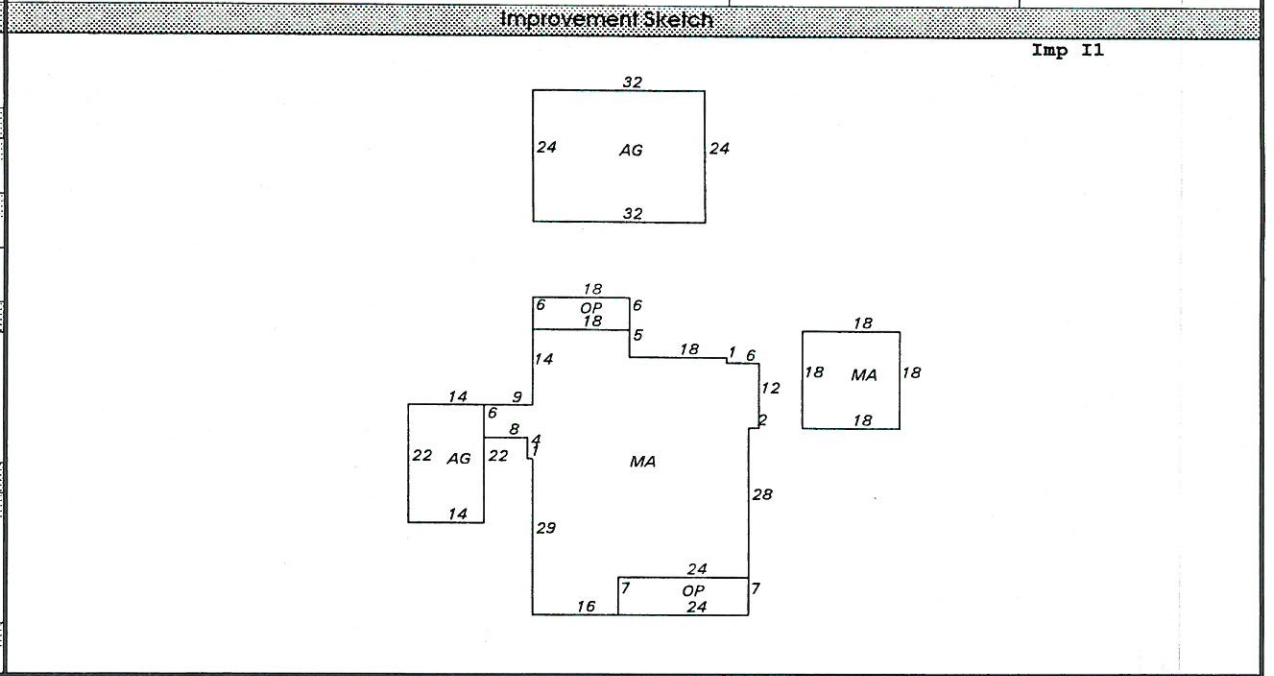
Building Attributes					
Cont Style	Foundation	Ext. Finish	Int. Finish	Roof Style	Flooring
	20	38	72,74	61	87,90
Heat/AC	Plumbing	Fireplace	Builtins	Rooms	Bedrooms
03	4.5				5

MAP ID : 2-3

Remarks and Sketch Commands  
 DELETED SWIMMING POOLS FOR 99 PER RP  
 I1.1: DR18,DD5,DR18,DD1,DR6,DD12,DL2,DD28,DL24,DD7,DL16  
 DU29,DL1,DU4,DL8,DU6,DR9,DU14  
 I1.2: MR50,DR18,DD18,DL18,DU18  
 I1.3: MD14,ML9,DL14,DD22,DR14,DU22

Sales History		
Date	Price	Seller Name
18 11		

Topography	Utilities	Access	Zone	Other
	U	P	SF3	



Improvement History																
Segment ID	Type	Description	SPTB/HS Method	Class	Area	Area Factor	Perimeter	Unit Price	Yr. Blt Act-Eff	Condition	% Gd	Ph %	Eco %	Fnc %	% Cmp	Value
I1	R	RESIDENTIAL	A1 Y							Imp%	86					93,470
1.1	MA	MAIN AREA	R	GW1	1920		208	55.91	-80			77				88,440
1.2	MA	MAIN AREA	R	GW1	324		72	55.91	-80			77				14,920
1.3	AG	ATT GARAGE	R	GW1	308		72	16.77	-80			77				4,260
1.4	OP	OPEN PORCH	R	GW1	108		48	11.18	-80			77				990
1.5	AG	ATT GARAGE	R	GW1	768		112	16.77	-80			77				10,610
1.6	OP	OPEN PORCH	R	GW1	168		62	11.18	-80			77				1,550
					Imp Mod%	90						Nbh% (Imp: 107)	TOTAL			

Land Information																
ID	Type	Description	Table	SPTB	HS	Mthd	Area	Unit Price	Func%	Econ%	Adj%	Market Value	Ag.Tbl	Meth	Ag Unit Pr	Ag Value
L1	CV	CV		A1	Y	LT	0.482A	28000.00				28,000	Lot Size - 150X140			
							0.482	Land Mod%	TOTAL			28,000				





Property ID and Legal Description  
 PROPERTY ID : RA 2 CARD 1  
 3600-000D-0001-00-0R EPPSTEIN, BLOCK D, LOT 1,2,3

Name and Address  
 DEUTSCHIE BANK NTL 1  
 3 PARK PLAZA 16TH FL  
 IRVINE, CA 92714

Taxing Entities  
 GRW CRW  
 Appraisal  
 03/2004  
 BS  
 Appr Value

PRINTED : 07/26/04 VALUE CHG : 06/02/2004  
 Property Situs Address  
 406 STAR ST  
 Neighborhood  
 N3600

Building Attributes					
Cont Style	Foundation	Ext. Finish	Int. Finish	Roof Style	Flooring
	20	38	72,74	61	87,90
Heat/AC	Plumbing	Fireplace	Builtins	Rooms	Bedrooms
03	4.5				5

MAP ID : 2-3

Remarks and Sketch Commands  
 PATED SWIMMING POOLS FOR 99 PER RP  
 I1.1: DR18,DD5,DR18,DD1,DR6,DD12,DL2,DD28,DL24,DD7,DL16  
 DU29,DL1,DU4,DL8,DU6,DR9,DU14  
 I1.2: MR50,DR18,DD18,DL18,DU18  
 I1.3: MD14,ML9,DL14,DD22,DR14,DU22

Sales History		
Date	Price	Seller Name
1/2		

Topography	Utilities	Access	Zone	Other
	U	P	SF3	



Segment ID	Type	Description	SPTB/HS Method	Class	Area	Area Factor	Perimeter	Unit Price	Act-Eff	Adition	Gd %	%	%	Cmp
I1	R	RESIDENTIAL	A1 Y							Imp%	86			93,470
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1	AG	ATT GARAGE	R	GW1	308		72	16.77	-80			77		4,260
1	OP	OPEN PORCH	R	GW1	108		48	11.18	-80			77		990
1.5	AG	ATT GARAGE	R	GW1	768		112	16.77	-80			77		10,610
1.6	OP	OPEN PORCH	R	GW1	168		62	11.18	-80			77		1,550

Imp Mod% 90 Nbh% (Imp: 107) TOTAL

Land Information																
ID	Type	Description	Table	SPTB	HS	Methd	Area	Unit Price	Func%	Econ%	Adj%	Market Value	Ag Tbl	Meth	Ag Unit Pr	Ag Value
L1	CV	CV		A1	Y	LT	0.482A	28000.00				28,000	Lot Size - 150X140			
							0.482	Land Mod%	TOTAL			28,000				

# Agent Full Report

MLS# 10032659

Active

406 STAR ST

ROCKWALL

75087-3727

LP: \$89,900



**Category: Residential**      **Type: Single Family**      **Orig LP: \$99,900**  
**Area: 34/2**    **Map: DA/020C/R**      **Also For Lease: No**      **Low: \$0**  
**Subdv: EPPSTEIN**      **Parcel ID: 3600000D0001000R**      **Lst \$ / SqFt: \$20.88**  
**County: ROCKWALL**      **Legal:**      **MultiParcel: No**  
**Lot: 1,2,**      **Blk: D**      **MUD Dst: No**

**Bedrooms: 5**    **Tot Baths: 4.1**    **Liv Areas: 4**    **Dining Area: 3**    **Story: 2**    **Pool: No**  
**Fireplaces: 2**    **Full Baths: 4**    **Levels-1st: 3**    **2nd: 1**    **3rd: 1**    **Bsmt:**  
**Sec Sys: No**    **Half Baths: 1**    **Levels-1st: 1**    **2nd: 3rd:**    **Bsmt:**

**SqFt: 4,306 / Other**      **Yr Blt: 1900 / Unknown**      **HdcpAm: No**  
**# Gar Spaces: 3**      **Gar Size: 0X0**    **# Carport Spaces: 0**      **Cvrd Park: 3**  
**Acres: 0.48**      **Lot Dimen: 150 X 140**      **Will Subdiv: N**  
**Media: 1 / 0 / 0**    **PAR: Y**    **HOA: None**      **HOA Dues: \$ /**

**Schools:**

**Dist:** ROCKWALL ISD  
**Bus: Type: E Name:** REINHARDT  
**Bus: Type: M Name:** WILLIAMS  
**Bus: Type: H Name:** ROCKWALL  
**Bus: Type: Name:**

**Room: Length x Width / Levels**

**Living 1:** 15X15 / 1    **F Dining:** 15X15 / 1    **Mstr BR:** 14X9 / 1  
**Living 2:** 18X16 / 1    **Breakfst:** 14X6 / 1    **Bedroom2:** 11X10 / 1  
**Living 3:** 31X21 / 1    **Kitchen:** 20X9 / 1    **Bedroom 3:** 23X19 / 2  
**Study:**      **Other Rm:**      **Bedroom 4:** 11X10 / 1  
**Utility:**      **Other Rm:**      **Bedroom 5:** 11X9 / 1

**Housing Type**

Single Detached  
**Style of House**  
 Early American  
**Lot Size/Acreage**  
 Less Than .5 Acre (not Zero)  
**Lot Description**  
 Corner  
 Heavily Treed  
 Subdivision

**Exterior Features**

Covered Porch (see)  
 Storage Building  
**Construction**  
 Siding

**Foundation**

Pier & Beam

**Roof**

Composition

**Type of Fence**

Brick

Chain Link

Wood

**Parking/Garage**

Attached

Front

Side

**Street/Utilities**

City Sewer

City Water

**Interior Features**

Loft

Skylights

Vaulted Ceilings

**Bed/Bath Features**

Other

**Specialty Rooms**

Extra Storage Space

Media Room

**Fireplace Type**

Wood Burning

**Kitchen Equipment**

Built-In Compact

Cooktop-Electric

Dishwasher

**Kitchen Other**

Eat-In Kitchen

Island

**Utility Room**

Separate Utility Room

**Flooring**

Carpet

Wood Floor

**Heating/Cooling**

Central Air-Elec

Gas Heat

Zoned

**Energy Features**

Other

**Assumption Info**

Not Assumable

**Possession**

Closing/Funding

**Showing**

Go (Appt Svc only)

**Property Description:** THE POTENTIAL IS TREMENDOUS ON THIS LRG HOME NEAR HISTORIC DWNTWN ROCKWALL. CORNER LOT. BACK OF HOUSE IS 2ND LIVING QTRS. SELLER TO MAKE NO REPAIRS OR CONCESSIONS. CASH OR CASH-LIKE BUYERS ONLY! BUYER TO VERIFY ALL INFO. SPECIAL ADDENDUMS REQUIRED WITH ALL OFFERS.

**Directions:**

**Private Remarks:**

**Intra Office Remarks:**

**Loan Type:** Treat As Clear    **Bal: \$**      **Equity: \$ 89,900**    **Int Rate:**    **% Pmt Type:**    **Payment:**    **\$**  
**Lender:**      **Orig Date:**      **2nd Mortg:**    **No**      **Unexempt Taxes:**    **\$ 3,511**

**SAC: 0%**    **BAC: 3%**    **Var: Y**    **List Type: Exclusive Right to Sell/Lease**    **DOM:97**    **LD: 1/9/2004**  
**LO: CBAP04**    **Coldwell Banker Apex**    **(972)783-1919**    **Fax: (972)479-9477**    **Brk Lic#:**  
**LO Addr: 1384 E. Beltline Road Richardson, TX 75081**    **Off email:**    **LO Website: http://**  
**LA: 0427628 Jodi Kerby**    **Fax:**    **Agnt Cell Phone:**  
**LA Email: iselltexas@aol.com**    **LA Website: http://**    **Agnt Voice Mail:**  
**Preferred Title Co: SELLERS CHOICE**    **Loc:**    **Agent Other:**

Call: CSS  
 Keybox #: 0  
 Show Instr:

**Appt: (817) 858-0055 X:**  
**Seller Type: Owner**

**Owner Name: GMAC**  
**Occupancy: Vacant**

Prepared By: Kelly Kerby / Coldwell Banker Apex

— Information herein deemed reliable but not guaranteed. —

Copyright: 2004 by North Texas Real Estate Info. Systems, Inc. Thu, Apr 15, 2004 05:19 PM

Option 'A'



KEY

406 Star  
Rockwall, Tx  
Nolan Estes

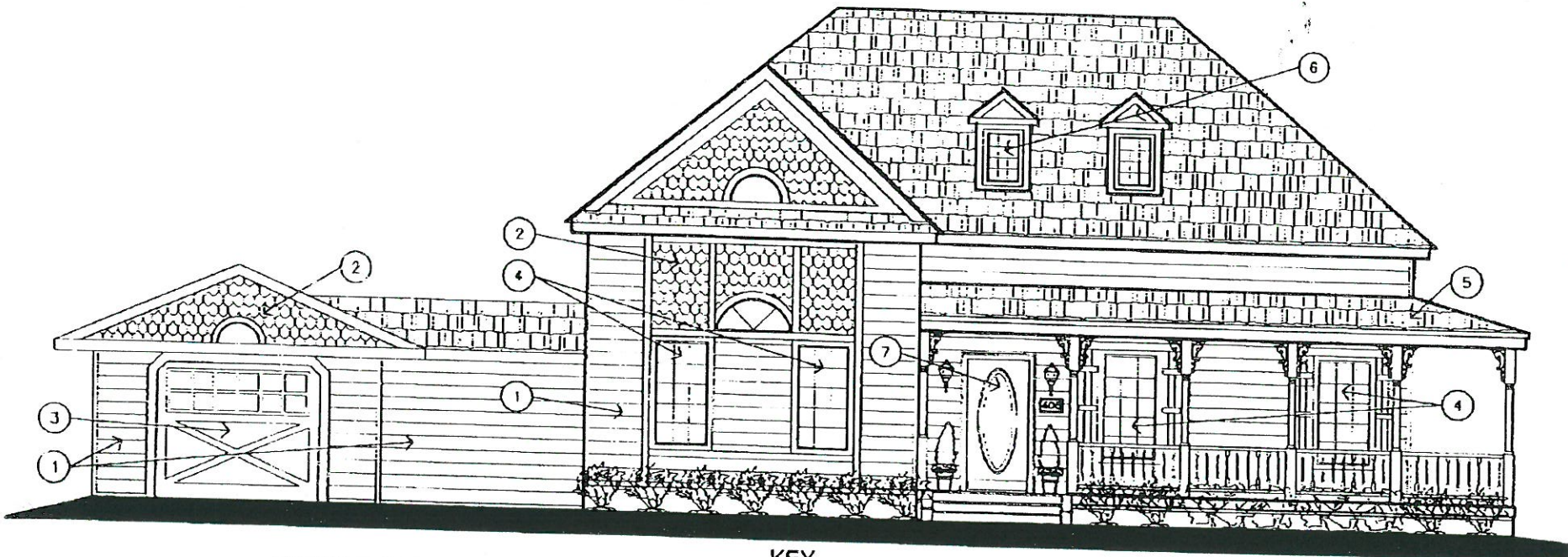
- ① EXISTING WHITE ALUMINUM SIDING & MATCHING TRIMS
- ② NEW SCALLOPED SHINGLES
- ③ NEW PERIOD GARAGE DOOR

- ④ NEW DIVIDED LITE WINDOWS
- ⑤ REMOVE EXIST PORCH & REPLACE W/ PERIOD TYPE PORCH, COLUMNS & BALUSTRADE

- ⑥ NEW DORMERS
- ⑦ NEW ENTRY DOOR & COACH LAMPS
- ⑧ NEW BAY WINDOW

Matthew King AIA  
Architect  
February 2005

Option 13



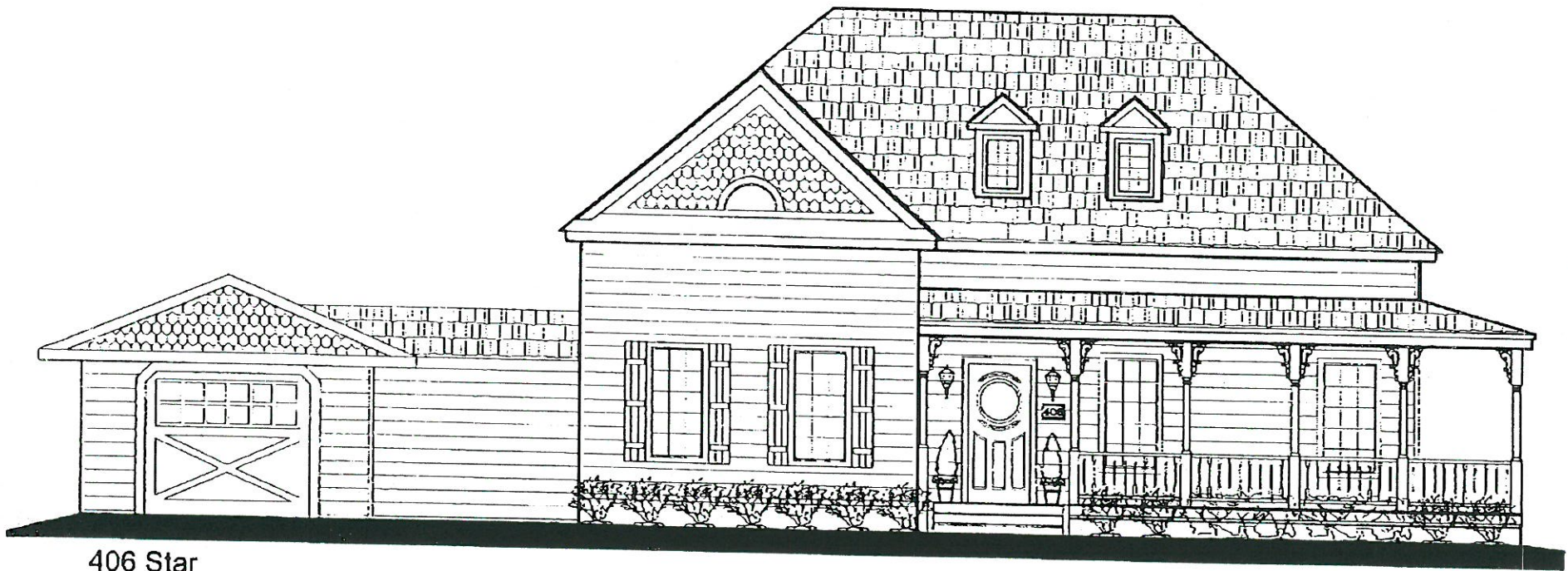
406 Star  
 Rockwall, Tx  
 Nolan Estes

KEY

- ① EXISTING WHITE ALUMINUM SIDING & MATCHING TRIMS
- ② NEW SCALLOPED SHINGLES
- ③ NEW PERIOD GARAGE DOOR
- ④ NEW DIVIDED LITE WINDOWS
- ⑤ REMOVE EXIST PORCH & REPLACE W/ PERIOD TYPE PORCH, COLUMNS & BALUSTRADE
- ⑥ NEW DORMERS
- ⑦ NEW ENTRY DOOR & COACH LAMPS

Matthew King AIA  
 Architect  
 February 2005

Option C



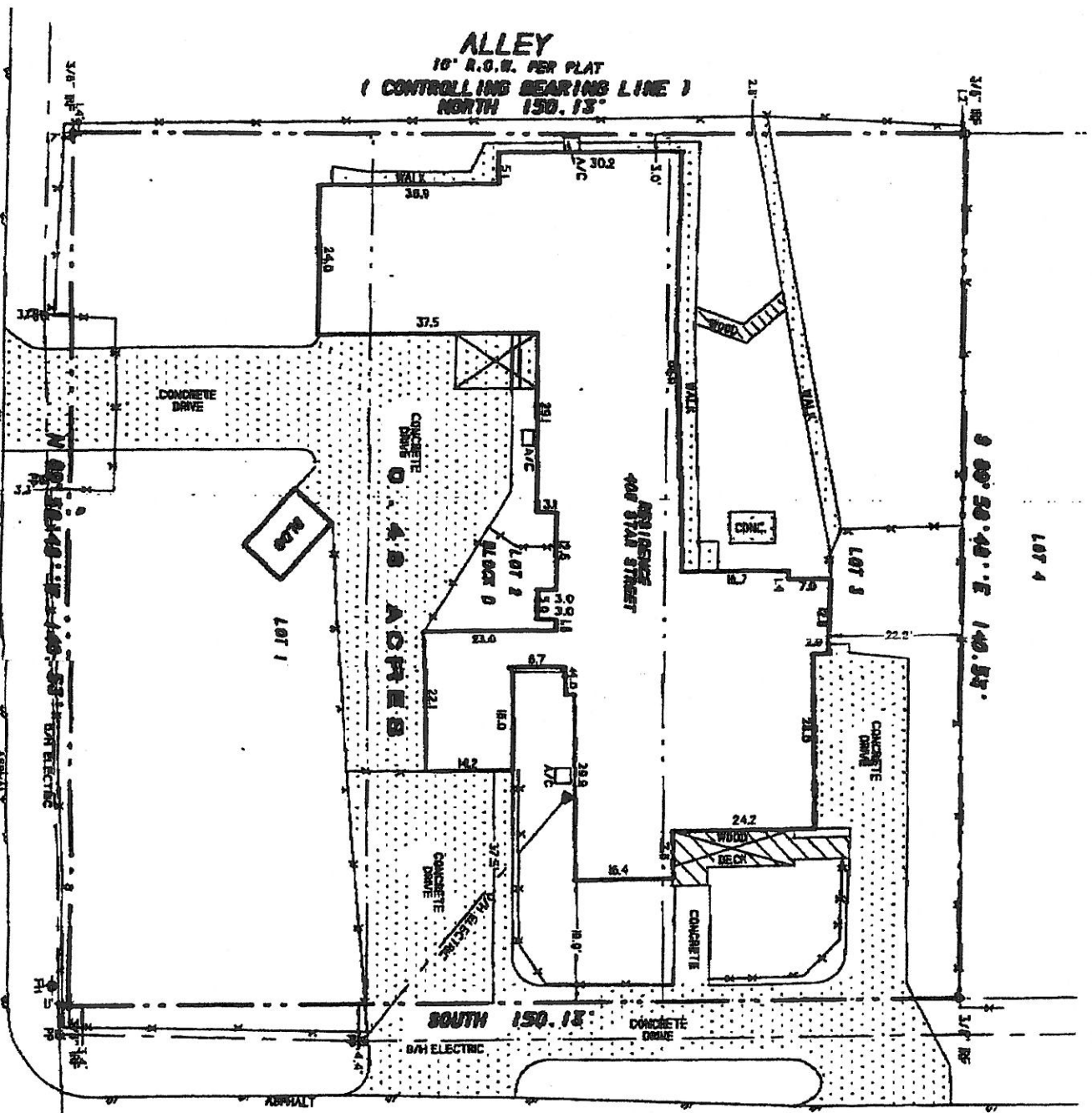
406 Star  
 Rockwall, Tx  
 Nolan Estes

Matthew King AIA  
 Architect  
 January 14, 2005

**ALLEY**  
10' R.O.W. PER PLAT  
( CONTROLLING BEARING LINE )  
NORTH 150.13°

**STORRS STREET**  
50' R.O.W. PER PLAT

**STAR STREET**  
50' R.O.W. PER PLAT



9 00° 50' 40" E 140.57'

LOT 4

LOT 3

LOT 1

0.4.8 ACRES

LOT 2

SOUTH 150.13°

N 00° 50' 40" E 140.57' DON ELECTRIC

ASPHALT

CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

400 STAR STREET

CONCRETE DRIVE

CONCRETE

CONCRETE DRIVE

DON ELECTRIC

50' R.O.W. PER PLAT

Case number: H2005-002

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below 18

I am opposed to the request for the reasons listed below

I CANNOT ATTEND THE MEETING THAT DAY BUT AM IN FAVOR OF THE IMPROVEMENTS DESCRIBED. THE SUBJECT PROPERTY HAD FALLEN INTO DISREPAIR & THESE IMPROVEMENTS ARE NEEDED.

Your Name: LOREN WILLET

Rockwall Property Address: 401 S. FANNIN ST (FANNIN + MURSON)

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

385 South Goliad ♦ Rockwall, Texas 75087 ♦ (972) 771-7745

Case number: H2005-002

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below 18

I am opposed to the request for the reasons listed below

This is Nolan Estes home - let him do what he wants to improve his residence. Thank you

Your Name: George & Betty Ackmann

Rockwall Property Address: 309 Star St. Rockwall TX

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

385 South Goliad ♦ Rockwall, Texas 75087 ♦ (972) 771-7745

Case number: H2005-007

Please place a check mark on the appropriate line below:

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

18

I am opposed to the request for the reasons listed below

Improvements are needed and the changes requested will improve the property and area.

Your Name: Terry McKinney Jerry McKinney  
Rockwall Property Address: 308 Munson, Rockwall, TX 75087

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

385 South Goliad ♦ Rockwall, Texas 75087 ♦ (972) 771-7745



Case number: H2005-002

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below 18

I am opposed to the request for the reasons listed below

I CANNOT ATTEND THE MEETING THAT DAY BUT AM IN FAVOR OF THE IMPROVEMENTS DESCRIBED. THE SUBJECT PROPERTY HAD FALLEN INTO DISREPAIR & THESE IMPROVEMENTS ARE NEEDED.

Your Name: LOREN WILLET

Rockwall Property Address: 401 S. FANNIN ST (FANNIN & MUNSON)

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

385 South Goliad ♦ Rockwall, Texas 75087 ♦ (972) 771-7745

Case number: H2005-002

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below 18

I am opposed to the request for the reasons listed below

Improvements are needed and the changes requested will improve the property and area.

Your Name: Terry McKinney Terry McKinney

Rockwall Property Address: 308 Munson, Rockwall, TX 75087

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

385 South Goliad ♦ Rockwall, Texas 75087 ♦ (972) 771-7745

Case number: H2005-002

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below 18

I am opposed to the request for the reasons listed below

*This is Nolan Estes home - let him do  
what he wants to improve his residence.  
Thank you*

Your Name: *George & Betty Brookman*

Rockwall Property Address: *309 Star St. Rockwall, Tx*

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

**-AFFIDAVIT-**

**CONFLICT OF INTEREST**

I, Sherry D. Piman ON THIS DATE 3/17/05 DO HEREBY STATE THAT I  
HAVE A SUBSTANTIAL INTEREST AS DEFINED IN Article 9836 VTCS, with the following  
business or real property: 4015. Fannin and must abstain from participating in  
any planning and zoning action regarding agenda item: H 2005-002.

The nature and extent of the interest is as follows;  
(Check one and provide any additional information or clarification)

Ownership of 10% or more of voting stock or shares of the business, or ownership of  
\$2,500.00 or more of the fair market value of the business

I have received funds from the business in excess of 10% of my gross annual income for  
last year.

I have an equitable or legal ownership in real property with a fair market value of \$2,500.00

A relative in the first or second degree by either affinity or consanguinity has a substantial  
interest as defined above.

Other – Explanation Below  
Additional clarification or extended nature of interest:

We have a contract to purchase the  
property, closing in 2 weeks  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

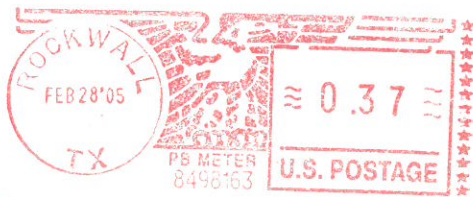
Sherry D. Piman  
Signature

3/17/05  
Date



**CITY OF ROCKWALL**

at Rockwall CityPlace  
385 South Goliad St.  
Rockwall, Texas 75087-3699



RETURNED TO SENDER  
**NO SUCH ADDRESS**

**Housing Authority  
Rockwall, TX 75087**

75087/9999



**CITY OF ROCKWALL**

at Rockwall CityPlace  
385 South Goliad St.  
Rockwall, Texas 75087-3699



RETURNED TO SENDER  
**NO SUCH ADDRESS**

**Government Housing  
Rockwall, TX 75087**

75087/9999



H2005-002

# 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 swc 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 Rockall County.

Publisher further deposes and says that the attached notice was published in said newspaper on the following date(s) to wit:  
March 2nd A.D. 2005

[Signature]  
Michael Gresham  
Editor and Publisher

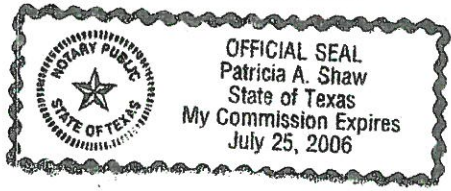
**SUBSCRIBED AND SWORN BEFORE ME**  
by Michael Gresham, who

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

on the 3rd day of March, A.D. 2005  
to certify which witness my hand and seal of office.

[Signature]

Notary Public, State of Texas



Legal Notices	Legal Notices
<b>Public Notice</b>	
<p>The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on <b>Thursday, 3/17/2005 at 6:30 p.m.</b>, in the Council Chambers at Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas to consider the following item(s):</p> <p><b>H2005-002: Epstein Addition (406 Star)</b> Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Nolan Estes for the replacement of existing aluminum siding, the addition of new scalloped shingles, replacement of existing garage door, replacement of existing windows, replacement of existing porch, the addition of a second dormer, replacement of existing entry door, and the addition of a new bay window on a structure located at 406 Star St. The tract is zoned (SF-7) Single Family district and identified as a "Low Contributing Property".</p> <p>All interested property owners are invited to attend.</p>	



CITY OF ROCKWALL  
at Rockwall CityPlace

3/18/2005

Nolan Estes  
406 Star  
Rockwall, TX 75087

**RE: H2005-002**  
**406 Star Street**  
**Project Type: HISTORIC (C of A)**

Dear Applicant:

This letter serves to notify you that the above referenced case that you (or the organization that you represent) submitted before the City of Rockwall was approved by the Historic Preservation Advisory Board on 3/17/2005. The following is a record of all recommendations, voting records and conditions of approval:

*Staff Recommends approval of the request with the following conditions:*

- 1. The proposed dormer is required to match the existing dormer and is to be evenly spaced.*
- 2. The proposed bay window is to be proportional in size to the front facade.*

*On March 17, 2005, the HPAB approved the C of A for 406 Star by a vote of 3-0 with the following conditions:*

- 1. The proposed dormer is required to match the existing dormer and is to be evenly spaced.*
- 2. The replacement of any doors or windows be of period style.*

Please contact the City of Rockwall Community Development Staff at (972) 771-7745, or at the address listed below, with any questions or concerns regarding this matter.

Sincerely yours,

Chris Spencer  
Planning and Zoning  
City of Rockwall

Legal Notices

Legal Notices

### Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 3/17/2005 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):

**H2005-002: Eppstein Addition (406 Star)**

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Nolan Estes for the replacement of existing aluminum siding, the addition of new scalloped shingles, replacement of existing garage door, replacement of existing windows, replacement of existing porch, the addition of a second dormer, replacement of existing entry door, and the addition of a new bay window on a structure located at 406 Star St. The tract is zoned (SF-7) Single Family district and identified as a "Low Contributing Property".

All interested property owners are invited to attend.

Legal Notices

Legal Notices