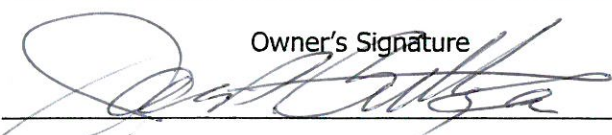


OLD ROCKWALL HISTORIC DISTRICT GUIDELINES

- 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.

Address of Property: <u>501 KERNODLE</u>			
Street Address			
<u>ROCKWALL</u> City	<u>TEXAS</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County
Name of Property, If Applicable: <u>BUTGEN ADDITION - BLK 2</u>			
Has the building been moved ? No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> If yes, when was the property moved ? (mm/dd/yr -if known, otherwise, the year moved is sufficient)			
Name of Historic District: _____ _____ 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>JAMES D. BUTGEN</u>		Street Address: <u>501 KERNODLE</u>	
<u>ROCKWALL</u> City	<u>TEXAS</u> State	<u>75087</u> Zip Code	<u>ROCKWALL</u> County
<u>972-772-3504</u> Telephone Number (preferably daytime)			
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.):			
Owner's Signature 		City of Rockwall Use Only: <u>H12005-003</u>	Project Number

REHABILITATION, RESTORATION AND NEW CONSTRUCTION

Prepared by the
Old Rockwall Historic District Planning Committee

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

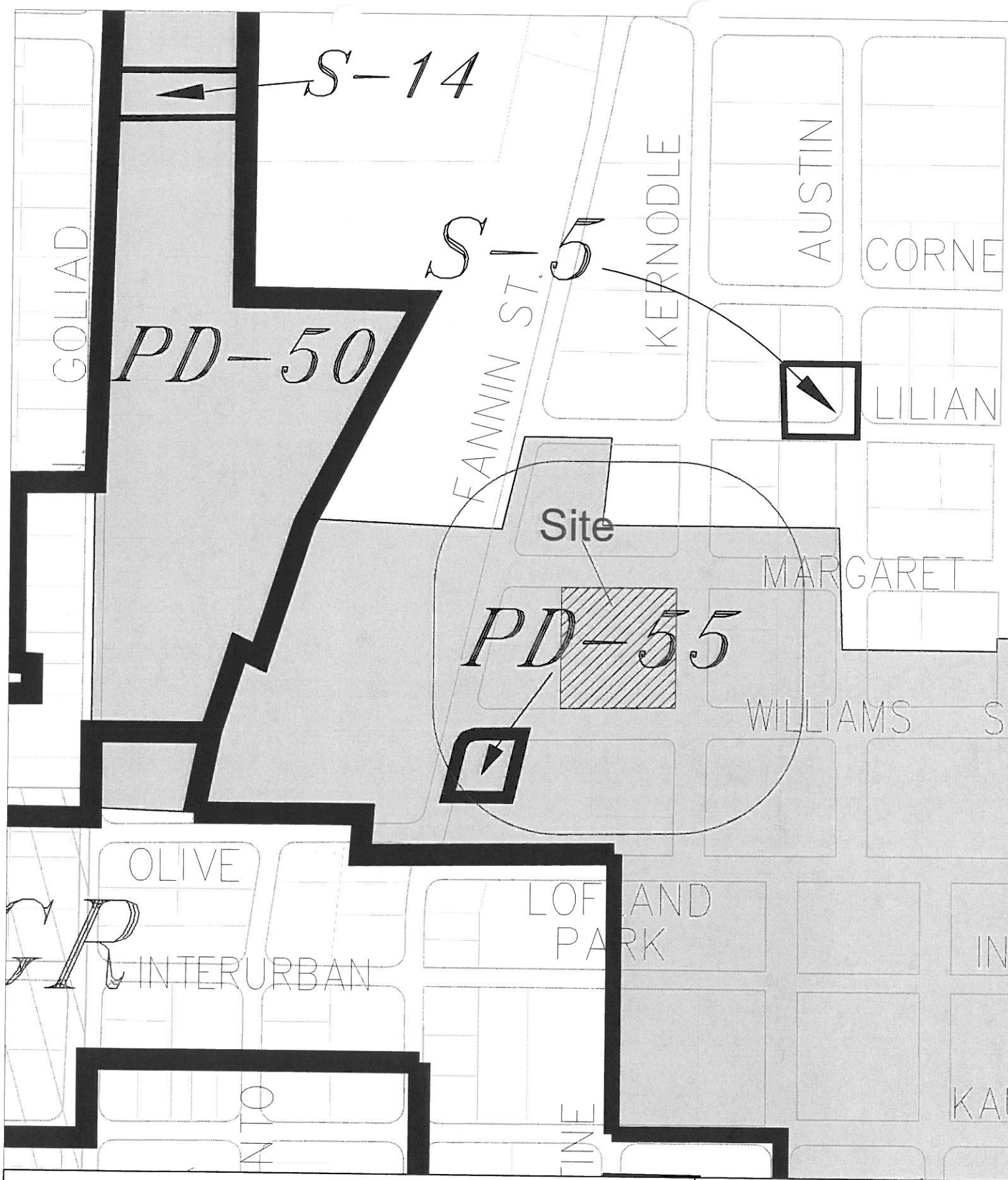
The Old Town Rockwall Historic District Guidelines were developed as a result of extensive research and review of Historic Districts within the Dallas-Fort Worth Metroplex and with the assistance of several historic preservation professionals.

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.


- (1) Complete **Certificate of Appropriateness** (CofA) Application
- (2) **Legal description** of the property proposed for certification.
- (3) 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)
- (4) **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)
- (5) An **estimate of costs** for the restoration or rehabilitation work; \$3,000^{or}
- (6) Include a projection of the estimated **construction time** and predicted **completion date** of the restoration or rehabilitation; COMPLETION ABOUT MAY 1, 2005 IF APPROVED @ MARCH 17, 2005 MEETING.
- (7) Include a detailed statement of the **proposed use for the property;** and
- (8) Provide **any additional information** that the owner deems relevant.
- (9) 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):

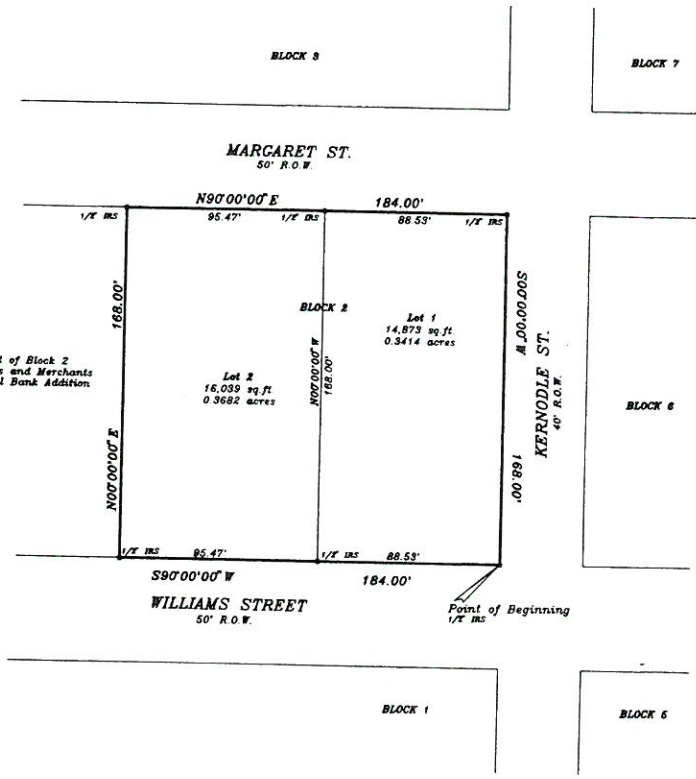
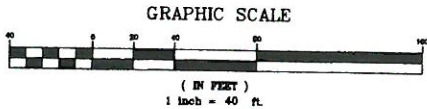
SCREEN PORCH TO BE USED TO SIT & ENJOY OUTDOORS.

THIS WILL IMPROVE THE APPEARANCE OF BACK OF HOUSE.

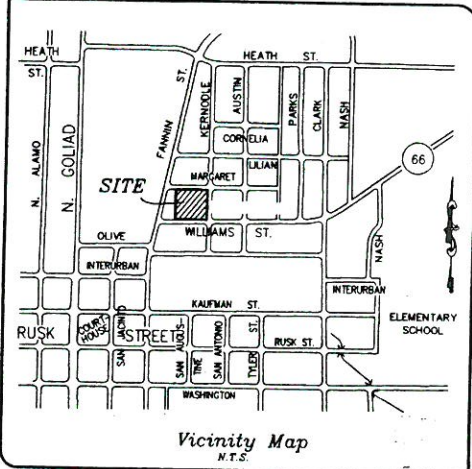


H2005-003
501 Kernodle
C of A


1" = 200'



Note:
Bearings based on the Plat of Farmers and Merchants National Bank Addition, an addition to the City of Rockwall, Texas as recorded in Volume R, Page 313 of the Plat Records of Rockwall County, Texas.



3191

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228. (214) 328-8133

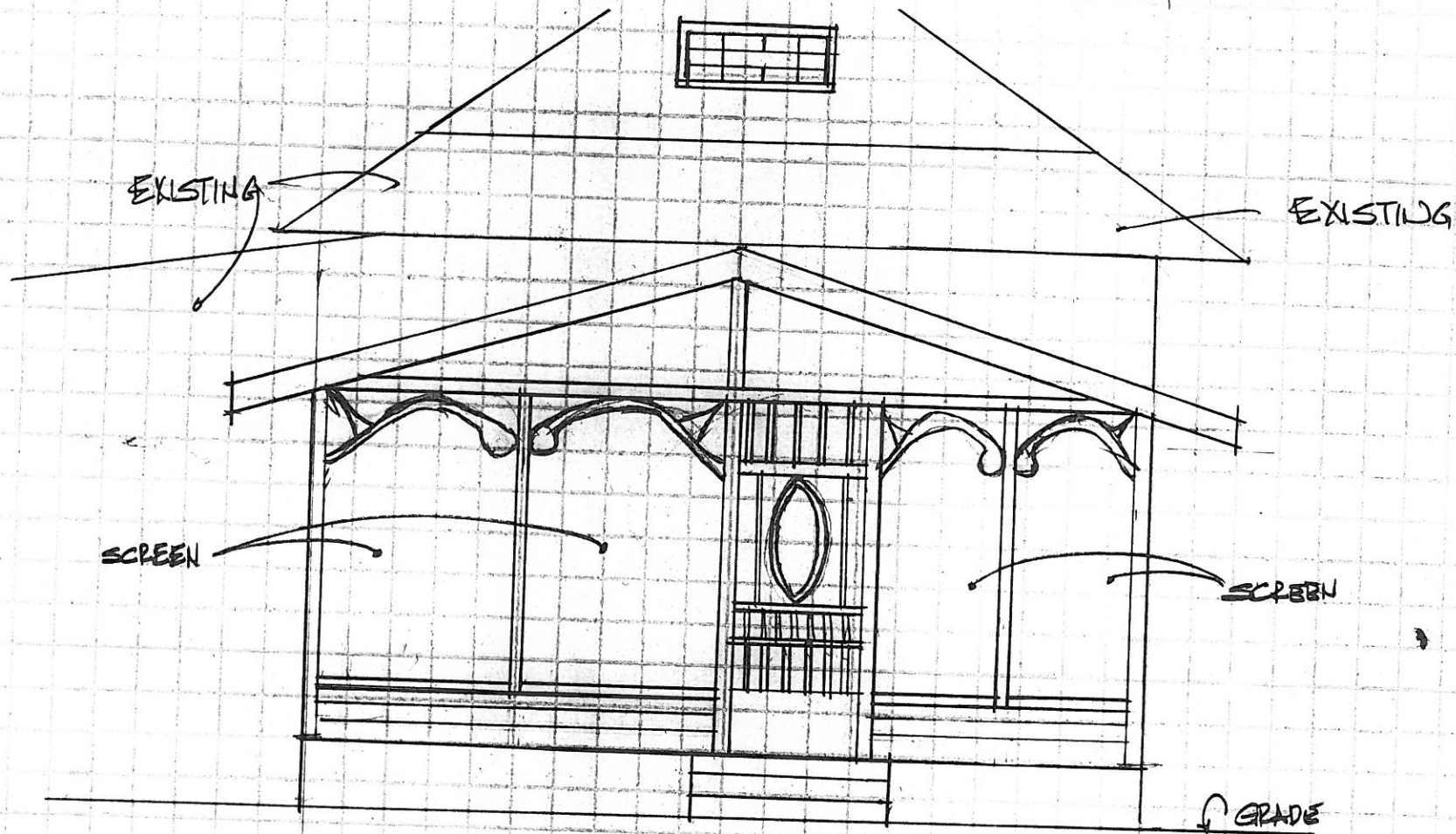
SCALE	DATE	JOB No.
1" = 40'	2-11-02	02003

25752-1
FINAL PLAT L 191

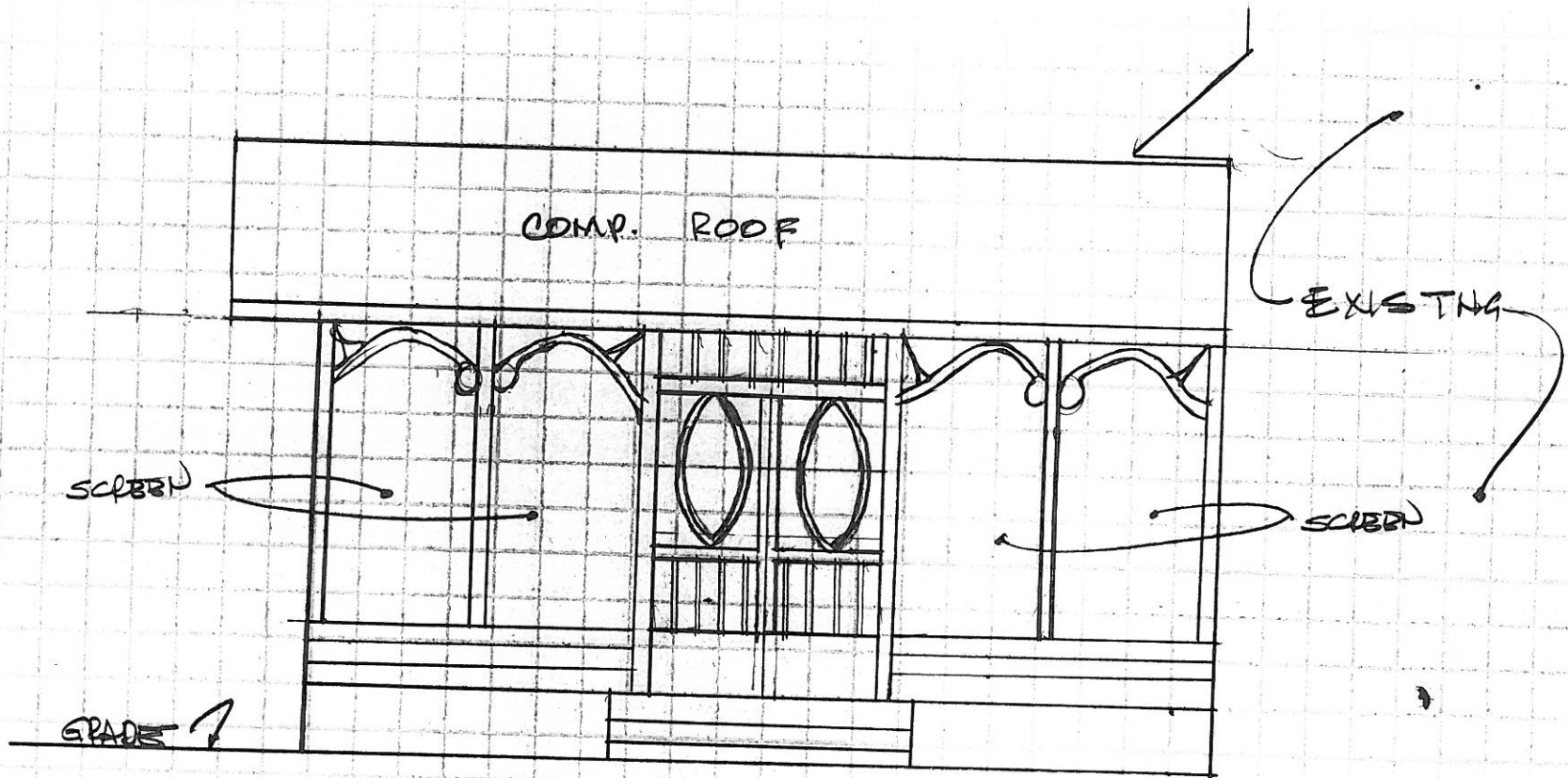
BUTTGEN ADDITION

Part of Block 2 of the
FARMERS AND MERCHANTS NATIONAL BANK ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

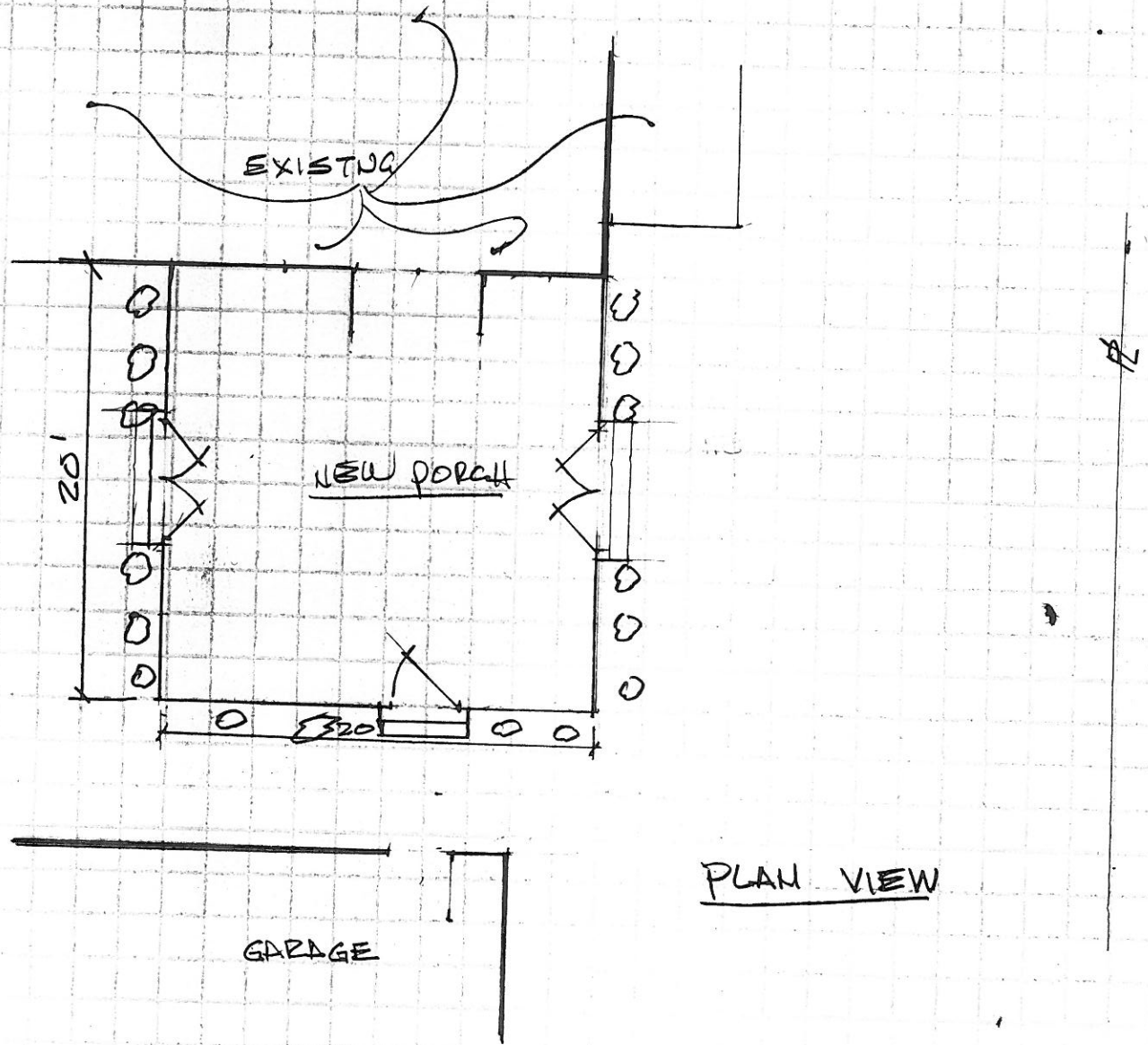
OWNER: JAMES BUTTGEN & PAT BUTTGEN
501 KERNODLE ST. ROCKWALL, TEXAS 75087 (972) 772-3504



END VIEW



SIDE VIEW

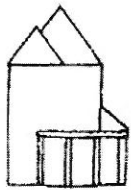


PLAN VIEW

1/8" SCALE

Typical Porches

PLACEMENT



wrap-around
40%



full
15%



partial
20%

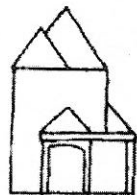


entry only
20%

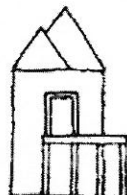


none
5%

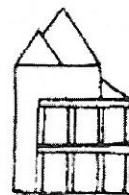
TYPICAL EMBELLISHMENTS



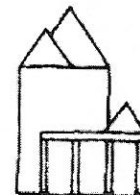
pediment
at entry
45%



second story
porch over entry
20%



full double
deck
5%*



turret
on porch
5%

*more common
in Gulf
coast and
Texas

Property Detail Sheet (R57188)

- History
 Datasheet
 View Sketch
 Bills
 Stmnt Of Acct

Owner Information

Owner ID: 15501
 Owner Name: BUTTGEN JAMES D
 Owner Address: 501 KERNODLE
 ROCKWALL, TX 75087
 Property Address: 501 KERNODLE

Parcel Information

Legal Description: BUTTGEN ADDITION, BLOCK 2, LOT 1
 Acreage:
 Cross Reference: 3191-0002-0001-00-0R
 Map ID: 2-3
 Undivided Interest:
Exemption Codes: HS (HOMESTEAD)
 OA (OVER 65)
 Entity Codes: GRW (ROCKWALL COUNTY)
 SRW (ROCKWALL ISD)
 CRW (CITY OF ROCKWALL)
 Deed Type:
 Deed Book:
 Deed Page:

Value Breakdown

Values displayed are preliminary and subject to change

Land HS:	\$27,000 +
Land NHS:	\$0 +
Improvement HS:	\$142,910 +
Improvement NHS:	\$0 +
Ag Market:	\$0
Ag Use:	\$0 +
Timber Market:	\$0
Timber Use:	\$0 +
Appraised	\$169,910 =
Homestead Cap:	\$12,220 -
Assessed:	\$157,690 =

Improvements

ID	Type	SPTB	Segs	Value
Imp 1	R (RESIDENTIAL)	A1 (RESIDENTIAL SFR NON-WATERFRONT)	4	\$142,910

Land

ID	Type	SPTB	Acres	Market
Land 1	CV (CV)	A1 (RESIDENTIAL SFR NON-WATERFRONT)		\$27,000



Buttgen James D
501 Kernodle Street
ROCKWALL, TX 75087

Ortamond Donald J & Janna R
301 Margaret Street
ROCKWALL, TX 75087

Rigsby Grady M & Hazel
602 Kernodle Street
ROCKWALL, TX 75087

AUSTIN RONALD D & CHERYL L
401 N FANNIN
ROCKWALL, TX 75087

Wallace John H ET UX
868 H Wallace Lane
ROCKWALL, TX 75032

RAKICH CEDO AND JULIA
341 LAKELAND DR
HOT SPRINGS, AR 71913-7632

Butler Paul B & Terrie A
607 Kernodle Street
ROCKWALL, TX 75087

HALL DOUGLAS A & MARCI
601 N FANNIN ST
ROCKWALL, TX 75087-2733

Walker Eddit
567 Sabine Creek Road
Royce City, TX 75189

Billy Peoples
P.O. Box 35
ROCKWALL, TX 75087

Walker Eddit
567 Sabine Creek Road
Royce City, TX 75189

Place Timothy D & Lisanne
303 Williams Street
ROCKWALL, TX 75087

Place Lisanne
303 Williams Street
ROCKWALL, TX 75087

Billy Peoples
P.O. Box 35
ROCKWALL, TX 75087

Crow Carol
504 Williams Street
ROCKWALL, TX 75087

May Patricia A
308 Williams Street
ROCKWALL, TX 75087

Caldwell Dean R & Holly A
502 Kernodle Street
ROCKWALL, TX 75087

Wines Deborah C
310 Williams Street
ROCKWALL, TX 75087

Sumblin Royden Marie
501 Austin Street
ROCKWALL, TX 75087

Stewart Antoinette E
306 Williams Street
ROCKWALL, TX 75087

Lofland Jana J
603 Austin Street
ROCKWALL, TX 75087

LOT C-2 LOT B-2

LOT A-0

OWNER'S CERTIFICATE (Public Dedication)

STATE OF TEXAS COUNTY OF ROCKWALL WHEREAS, PATRICIA A. MAY BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B. F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being all of Lot 1, Block 1 of FRANKLIN HALL ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Category C, Slide 104 of the Plat Records of Rockwall County, Texas and being known as Lot C, and Lot B in Block 1, according to the Plat thereof Recorded in Volume R, Page 313 of the Plat Records of Rockwall County, Texas, and being all of that tract of land being described in a Warranty deed from Frank D. Montana and wife Cynthia Montana to Patricia A. May, dated, September 15, 1999 and being recorded in Volume 1080, Page 280 of the Real Property Records of Rockwall County, Texas, and also being a part of that tract of land described in a Deed from Charles P. Yates to Charles and Antoinette Stewart, as recorded in Volume 746, Page 108 of the Real Property Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" Iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" found for corner at the intersection of the South right-of-way line of Williams Street and the West right-of-way line of Kernodle Street, at the Northeast corner of said Block 1,

THENCE S. 01°25'22"W, along the West right-of-way-line of Kernodle Street, a distance of 202.97' to a 1/2" Iron rod found for corner,

THENCE WEST at a distance of 150.00 feet pass a 1/2" Iron rod found for corner at the southeast corner of a tract of land described in a Deed from Charles P. Yates to Charles and Antoinette Stewart, as recorded in Volume 746, Page 108 of the Real Property Records of Rockwall County, Texas,

THENCE N. 02°28'37"E, at 102.48 feet pass a 1/2" Iron rod found for corner at the Southwest corner of said Franklin Hall Addition, a distance of 209.58 feet to a 3/8" Iron rod found for corner in the South right-of-way line of Williams Street,

THENCE S. 87°41'49"E, along said right-of-way, a distance of 161.28' to the POINT OF BEGINNING and containing 0.77 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

I, the undersigned owner of the land shown on this plat, and designated herein as PATRICIA A. MAY ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, ditches, easements and public places thereon shown on the plat and construction thereon and as to any other parties who have a mortgage of lien interest in the subdivision have been notified and agreed to the same.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any building, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of its air respective system on any of these easement strips, and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintenance, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage systems and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and gutter, and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, the developer and/or owner shall be a contractor and pay for the same out of the escrow deposit, should improvements be made. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done, or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportion to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. I, my successors and assigns hereby waive any claim, damage, or cause of action that I may as a result of the dedication of exaction's made herein.

Patricia A. May PATRICIA A. MAY STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Patricia A. May, known to me to be the person whose name is subscribed foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 27th day of May, 2003

Janel Lee Strickland Notary Public in and for the State of Texas

Janel Lee Strickland My Commission Expires February 16, 2004

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, insurance or guarantee that any building within such plat shall be approved, authorized or permitted therefore. Issued not shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Felty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown there, were properly placed under my personal supervision.

Harold D. Felty, III Registered Professional Land Surveyor No. 5034

STATE OF TEXAS COUNTY OF ROCKWALL This instrument was acknowledged before me on the 27th day of May, 2003

Janel Lee Strickland Notary Public in and for the State of Texas My Commission Expires February 16, 2004

RECOMMENDED FOR FINAL APPROVAL

Ross L. Ramsey Planning and Zoning Commission 10 June 2003

APPROVED

I hereby certify that the above and foregoing plat of PATRICIA A. MAY ADDITION an addition to the City of Rockwall, Texas, approved by the Council of the City of Rockwall on the 10th day of August, 2002

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred twenty (120) days from said date of this approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this 4th day of June, 2003

K. Jones Mayor, City of Rockwall Dorothy Brooks City Secretary City of Rockwall

Chuck Jell 6-4-03 CITY ENGINEER

FINAL PLAT PATRICIA A. MAY ADDITION A REPLAT OF FRANKLIN HALL ADDITION OUT OF THE B. F. BOYDSTUN ABSTRACT NO. 14 CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

ROCKWALL SURVEYING COMPANY, INC. 304 E. WASHINGTON, SUITE C, ROCKWALL, TEXAS 75087 PHONE (972) 772-8454 FAX (972) 772-8428

SCALE 1" = 30' SURVEY DATE July 20, 2002 FILE # F20020599 CLIENT May

WILLIAMS STREET

30' R.O.B. PER PLAT

S 87°41'49"E 161.28'

84.16' 77.12'

LOT 2 0.18 ACRES 7,000 Sq. Ft.

LOT 1 0.61 ACRES 26,657 Sq. Ft.

BLOCK 1

WEST ALLEY 150.00'

20' R.O.B. (NOT PAVED)

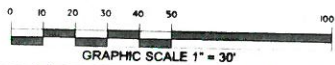
GRIFFIN ADDITION BLOCK 4

GRIFFIN ADDITION BLOCK 4

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 18, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
2) BEARING SOURCE: RECORDED PLAT.
3) ALL 1/2" IRs ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."
4) PURPOSE OF REPLAT: TO COMBINE ADDITIONAL LAND INTO TWO LOTS

OWNER: PATRICIA A. MAY 308 WILLIAMS STREET ROCKWALL, TEXAS 75087 672-771-3833



0.2013 ACRES CHARLES H. STEWART TO ANTOINETTE E. STEWART PAGE 1892, PAGE 1

LOT 54 FRANKLIN HALL ADDITION

Patricia A May Add.



FILED FOR RECORD 03 Jun 16 PM 2:00 ROCKWALL COUNTY CLERK



Case number: H2005-003

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below 0

I am opposed to the request for the reasons listed below

Your Name: Lisa Place

Rockwall Property Address: 303 Williams St.

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

Case number: H2005-003

Please place a check mark on the appropriate line below:



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

0



I am opposed to the request for the reasons listed below

The house & Property belongs to the Buttgen's
They should be able to do most anything that they
want to do with their own property. I sold it to
them about 25 or 30 years ago, I'm sure it is
paid for by this time!

Your Name: _____

Billy Peoples

PEOPLES REALTORS

P.O. Box 35

Rockwall, Texas 75087

972-771-8481

Rockwall Property Address: _____

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

385 South Goliad



Rockwall, Texas 75087



(972) 771-7745

Case number: H2005-003

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below 0

I am opposed to the request for the reasons listed below

Present zoning requirements should be enforced. I do favor adding enclosed zoning as referred to above.

Your Name: _____

J H Walker, Jr.

Rockwall Property Address: _____

501 Kennedale

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



Case number: H2005-003

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below 0

I am opposed to the request for the reasons listed below

I FEEL IT WILL ADD TO THEIR PROPERTY
VALUE AND ENHANCE THE APPEARANCE OF
THE NEIGHBORHOOD. EVERY THING THEY HAVE
EVER DONE TO THE PROPERTY HAS BEEN AN ENHANCEMENT

Your Name: Royce Seemlin

Rockwall Property Address: 501 Austin

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

Case number: H2005-003

Please place a check mark on the appropriate line below:

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

0

Our home is designated as "high contributing" in the Historic District. It has a screened porch that was added by the DeWeese family, who purchased the home in 1913. This is not an uncommon feature for older homes. I have heard first-hand stories from DeWeese family members regarding the porch on my home. It was (and is) a useful and enjoyable space, a space that created memories. The Buttgen's have shown respect for the historical aspects of their home in past projects. I trust their judgment. I hope this project is approved so that the Buttgen's can create memories for themselves, their family members, and the generations to come.

Your Name: Jana Ortamond

Rockwall Property Address: 301 Margaret

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

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



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):

H2005-003: 501 Kernodle

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from James Buttgen in order to add a screened porch to the rear facade at 501 Kernodle (Buttgen Addition, Block 2, Lots 1 & 2). The tract is zoned (SF-7) Single Family Residential and is located within the Old Rockwall Historic District and identified as a "High 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 3/16/2005 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: H2005-003

Please place a check mark on the appropriate line below:

___ I am in favor of the request for the reasons listed below 0

___ 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 -

PZ Case File Termination Check List

PZ Case No.: _____

<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Final Plat*	<input type="checkbox"/> Concept Plan	<input type="checkbox"/> Landscape Plan
<input type="checkbox"/> Replat*	<input type="checkbox"/> Overlay District	<input type="checkbox"/> Treescape Plan
<input type="checkbox"/> Vacation of Plat	<input type="checkbox"/> Building Elevations	<input type="checkbox"/> Zoning / PD Request
<input type="checkbox"/> Fence	<input type="checkbox"/> PD Review	<input type="checkbox"/> Other

PZ Approval Date: _____

City Council Approval Date: _____

_____ PZ Application

_____ Cash Receipt

_____ Engineering Submittal Form

_____ Zoning / CUP Request Letter

_____ Location Map

_____ Notified Property Owners List

_____ Pictures / Drawings

_____ Newspaper Public Notice

_____ Copy Plat - *APPROVED*

_____ Copy Site Plan - *APPROVED*

_____ Copy Landscape Plan - *APPROVED*

_____ Copy Building Elevations - *APPROVED*

_____ Copy Concept Plan - *APPROVED*

_____ Copy Treescape Plan - *APPROVED*

_____ Marked Up Blue Lines

_____ PZ - Staff Recommendations

_____ Planning & Zoning Minutes

_____ CC - Staff Recommendations

_____ City Council Minutes

_____ ARB Notes

_____ HPAB Minutes

_____ Park Board Minutes

_____ Ordinance / Ordinance No.: _____

_____ Approval or Denial Letter

_____ Zoning Map Updated By: _____

_____ Plat Filed Date: _____

Cabinet No. _____

Slide No. _____

Approval to Close By: _____

File Closure Date: _____

NOTES: _____

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

AGENDA DATE: 4/21/2005

APPLICANT: James Buttgen

AGENDA ITEM: H2005-003; 501 Kernodle

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from James Buttgen in order to add a screened porch to the rear facade at 501 Kernodle (Buttgen Addition, Block 2, Lots 1 & 2). The tract is zoned (SF-7) Single Family Residential and is located within the Old Rockwall Historic District and identified as a "High Contributing Property."

BACKGROUND INFORMATION:

The applicant, James Buttgen, has made a request for a Certificate of Appropriateness (C of A) for the addition of a screened back porch at the structure located at 501 Kernodle. This property lies within the Old Town Rockwall Historic District and is identified as a "High Contributing Property". The applicant is proposing to install a porch on the west side of the existing house. The house is a "Queen Anne" Style home constructed around 1900. A "wrap around" porch is found in 40% of the original "Queen Anne" style homes and a "full" porch is found in 15% of the original "Queen Anne" style homes. None of the subtypes of porches associated with the "Queen Anne" style of architecture are known to have been screened. Staff is recommending that if the Board approves the C of A that it be done so without the proposed screening.

At the time of this report staff had not received any information from the applicant to indicate whether the house located at 501 Kernodle was originally built with a "wrap around" porch or a "full" porch. If the applicant is able to provide information at the meeting that the house was originally constructed with a "wrap around" porch staff will recommend approval with conditions under "Recommendations". If no information can be provided then staff is recommending continuing the "Public Hearing" until such time that the applicant can provide information concerning the original porch for 501 Kernodle.

Twenty-one (21) notices were sent out to the surrounding property owners within 200' of the subject tract, and at the time of this report, two (2) responses "in favor" and no responses "in opposition" had been returned.

RECOMMENDATIONS:

Staff is recommending continuing the "Public Hearing" until such time that the applicant can provide information concerning the original porch for 501 Kernodle.

If request is approved, Staff offers the following conditions:


1. The porch be constructed to match the existing porch located along the south and east sides of the home.
2. The porch be constructed without the proposed screening.
3. The roof of the proposed porch matches the roof of the existing porch.
4. Any additions of doors or windows will require a C of A.
5. All architectural elements and skirting of the proposed porch match the existing porch.

OLD ROCKWALL HISTORIC DISTRICT GUIDELINES

- 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.

Address of Property: <u>501 KERNODLE</u>			
Street Address <u>ROCKWALL</u>	<u>TEXAS</u>	<u>75087</u>	<u>Rockwall</u>
City	State	Zip Code	County
Name of Property, If Applicable: <u>BUTGEN ADDITION - BLK 2</u>			
Has the building been moved? No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> If yes, when was the property moved? (mm/dd/yr -if known, otherwise, the year moved is sufficient)			
Name of Historic District: _____ <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>JAMES D. BUTGEN</u>	Street Address: <u>501 KERNODLE</u>		
<u>ROCKWALL</u>	<u>TEXAS</u>	<u>75087</u>	<u>ROCKWALL</u>
City	State	Zip Code	County
Telephone Number (preferably daytime) <u>972-772-3504</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.): 			
Owner's Signature 		City of Rockwall Use Only:	<u>H2005-003</u>
			Project Number

REHABILITATION, RESTORATION AND NEW CONSTRUCTION

Prepared by the
Old Rockwall Historic District Planning Committee

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

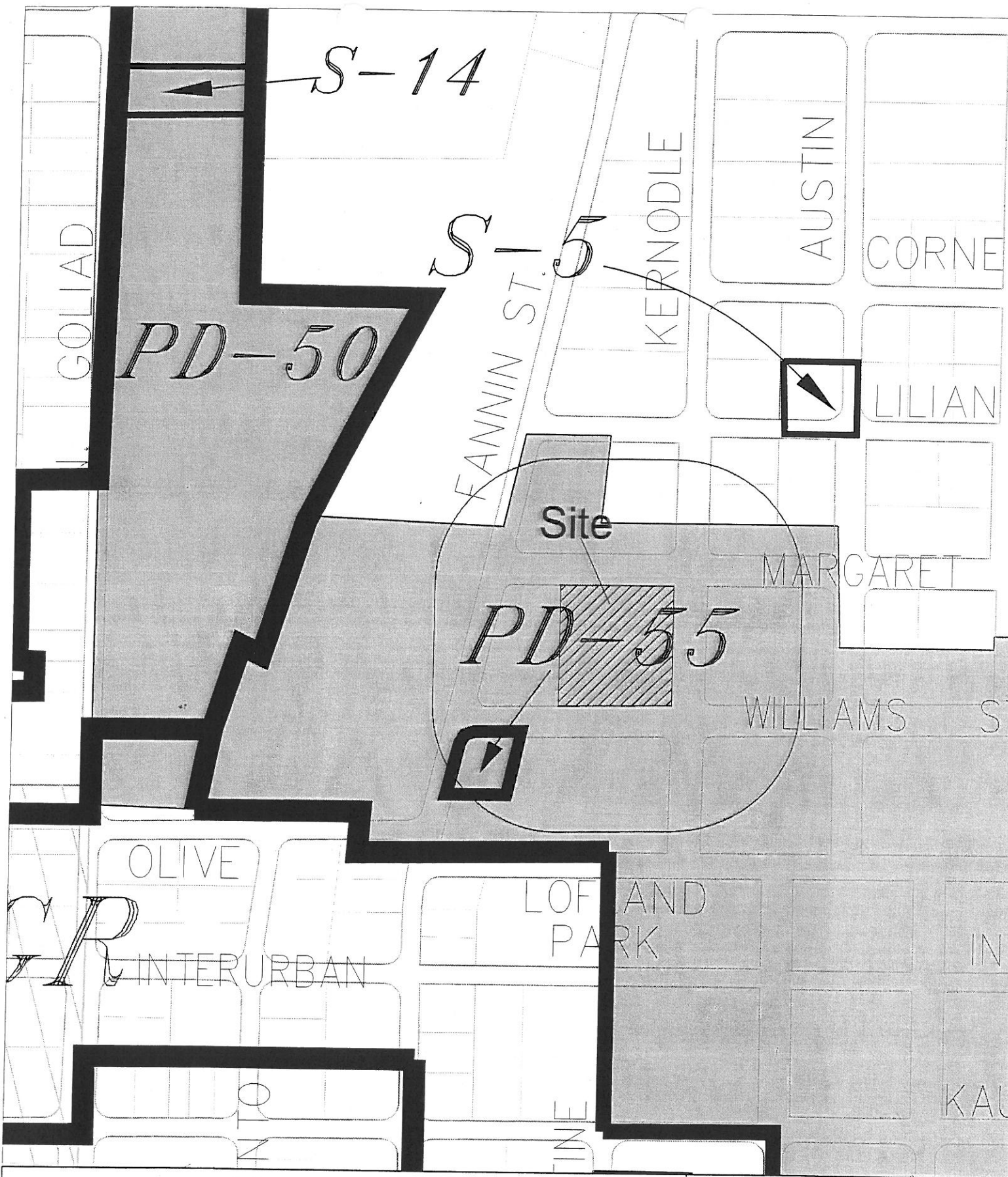
The Old Town Rockwall Historic District Guidelines were developed as a result of extensive research and review of Historic Districts within the Dallas-Fort Worth Metroplex and with the assistance of several historic preservation professionals.

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.

- (1) Complete **Certificate of Appropriateness** (CofA) Application
- (2) **Legal description** of the property proposed for certification.
- (3) 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)
- (4) **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)
- (5) An **estimate of costs** for the restoration or rehabilitation work; \$3,000⁰⁰
- (6) Include a projection of the estimated **construction time** and predicted **completion date** of the restoration or rehabilitation; COMPLETION ABOUT MAY 1, 2005 IF APPROVED @ MARCH 17, 2005 MEETING.
- (7) Include a detailed statement of the **proposed use for the property**; and
- (8) Provide **any additional information** that the owner deems relevant.
- (9) 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):

SCREEN PORCH TO BE USED TO SIT & ENJOY OUTDOORS.

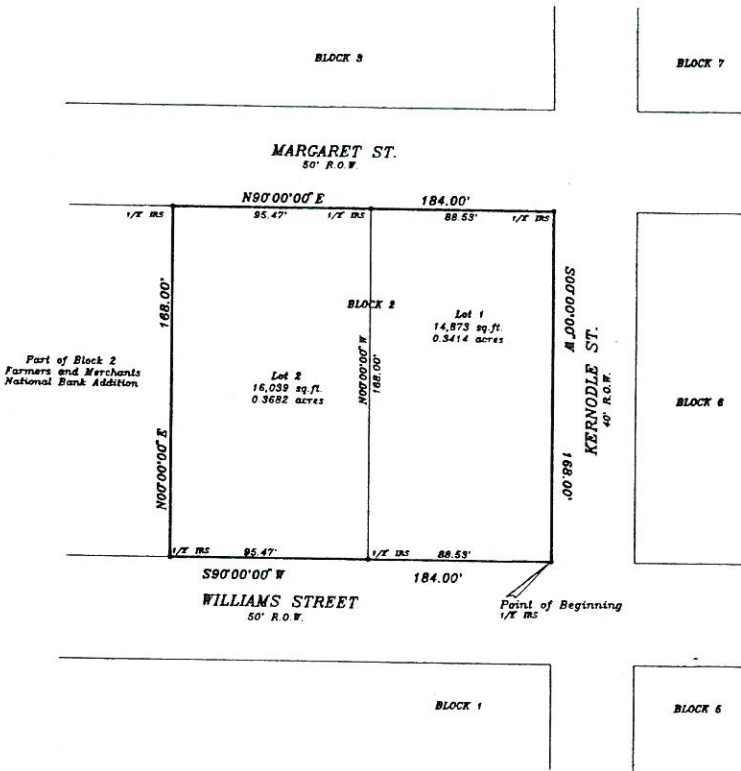
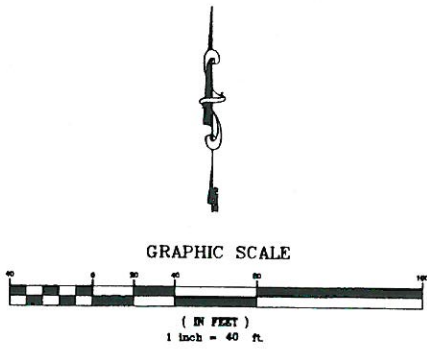
THIS WILL IMPROVE THE APPEARANCE OF BACK OF HOUSE.



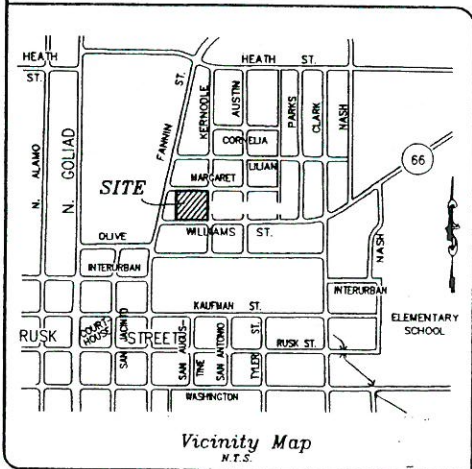
H2005-003
501 Kernodle
C of A



1" = 200'



Note:
Bearings based on the Plat of Farmers and Merchants National Bank Addition, an addition to the City of Rockwall, Texas as recorded in Volume R, Page 313 of the Plat Records of Rockwall County, Texas.



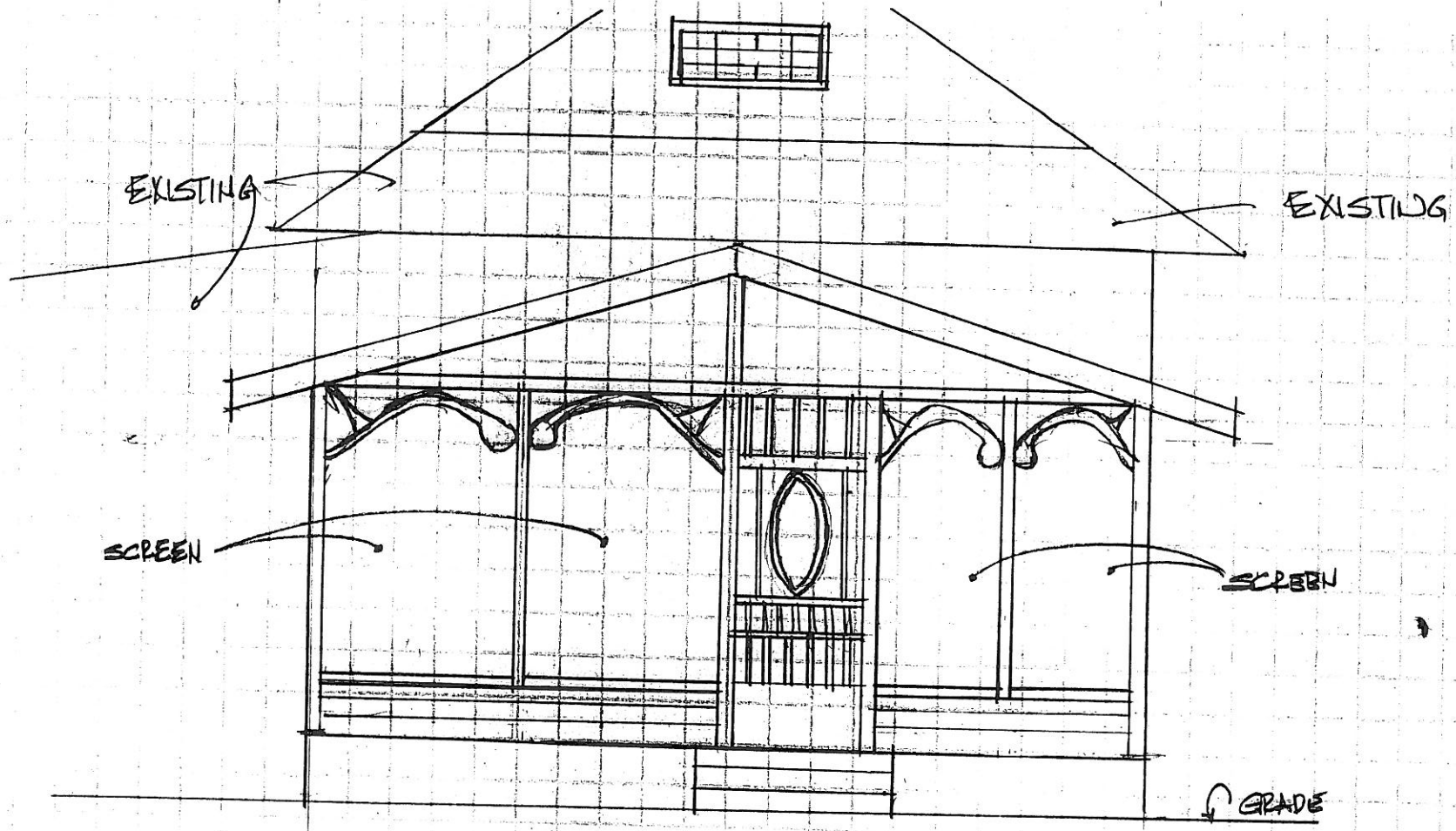
3191

25752-1
FINAL PLAT L 191

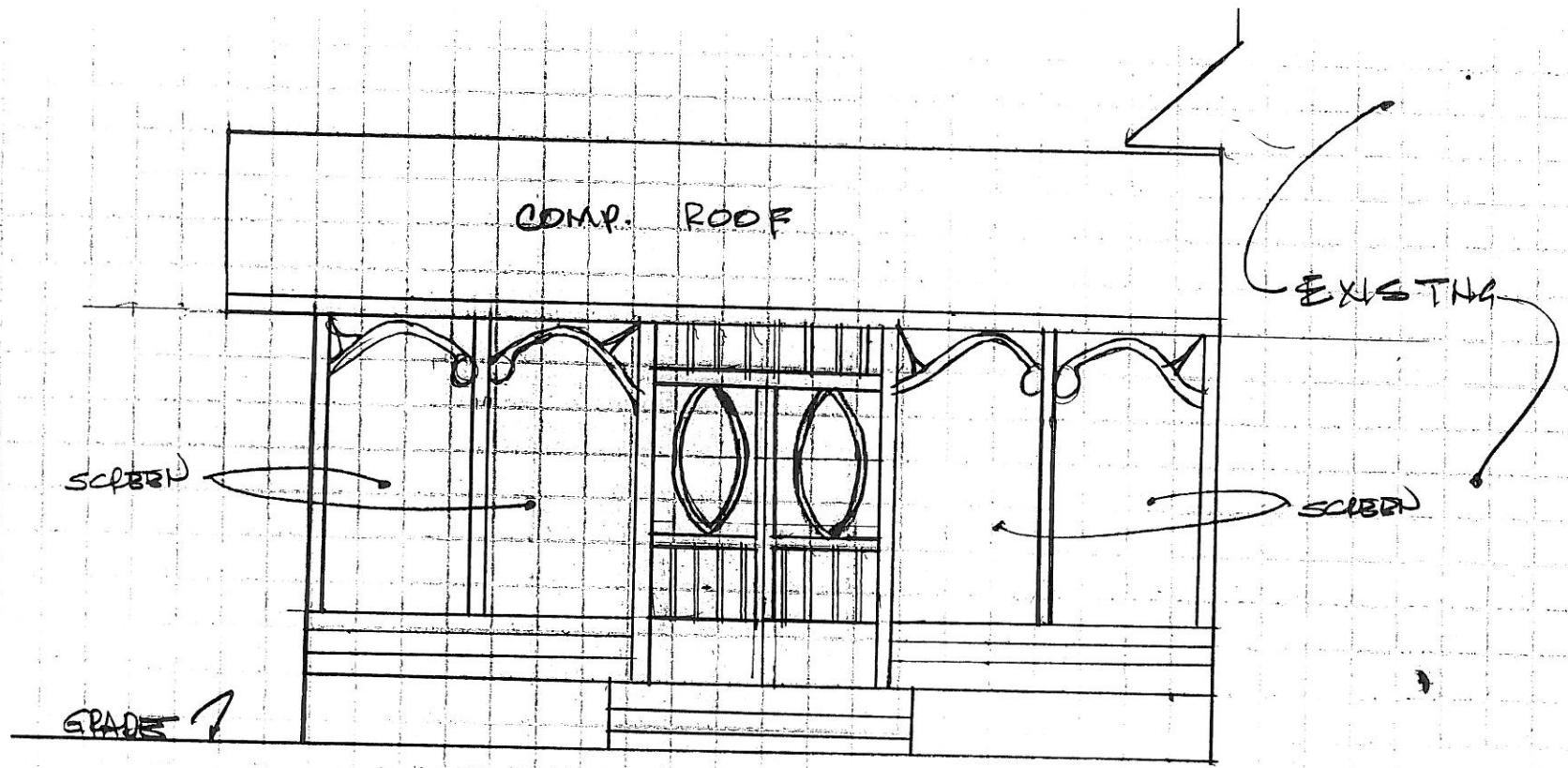
HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228. (214) 328-8133

SCALE	DATE	JOB No.
1" = 40'	3-11-02	02005

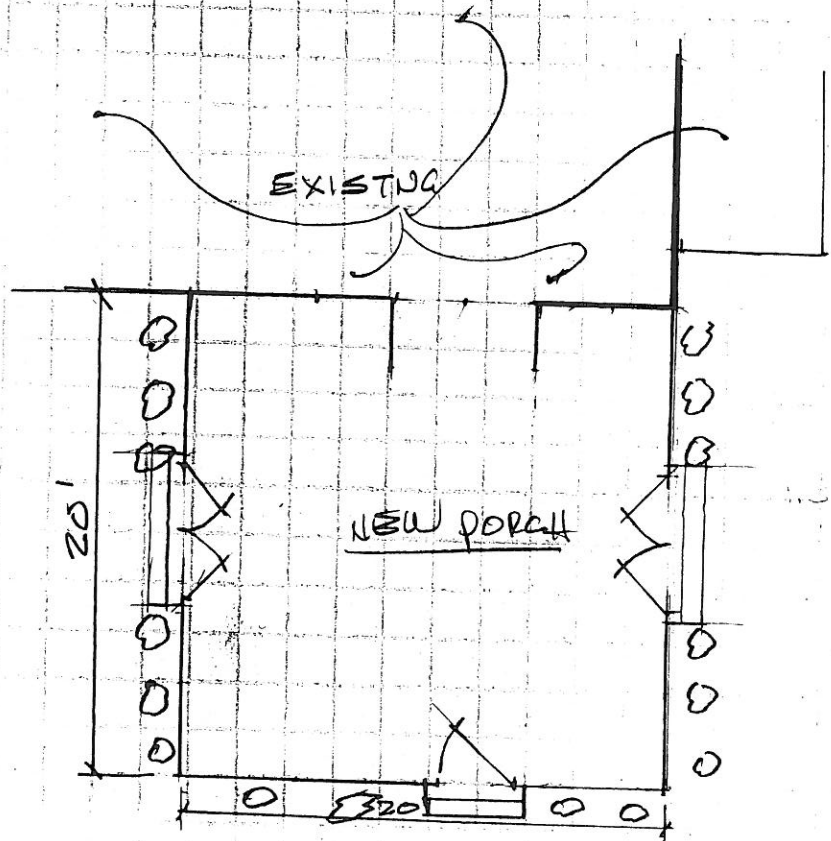
BUTTGEN ADDITION
Part of Block 2 of the
FARMERS AND MERCHANTS NATIONAL BANK ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OWNER: JAMES BUTTGEN & PAT BUTTGEN
801 KERNODLE ST. ROCKWALL, TEXAS 76087 (972) 772-3504



END VIEW



SIDE VIEW

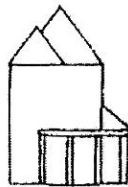


PLAN VIEW

1/8" SCALE

Typical Porches

PLACEMENT



wrap-around
40%



full
15%



partial
20%

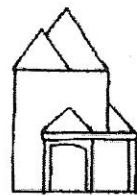


entry only
20%

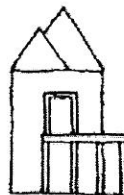


none
5%

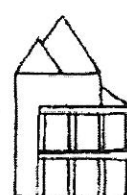
TYPICAL EMBELLISHMENTS



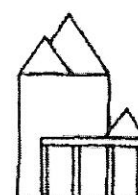
pediment
at entry
45%



second story
porch over entry
20%

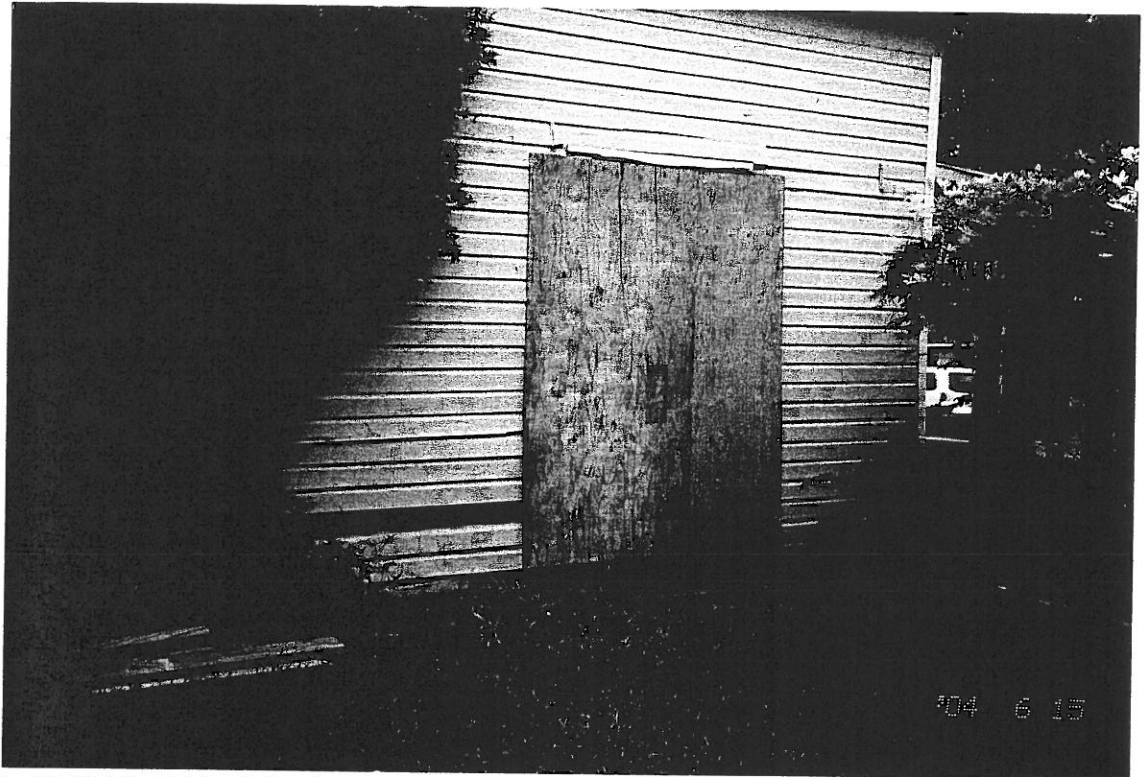


full double
deck
5%*



turret
on porch
5%

*more common
in Gulf
coast and
Texas



Case number: H2005-003

Please place a check mark the appropriate line below:

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

0

I am opposed to the request for the reasons listed below

Your Name: Lisa Place

Rockwall Property Address: 303 Williams St.

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

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

Case number: H2005-003

Please place a check mark on the appropriate line below:

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

0

I am opposed to the request for the reasons listed below

The house & property belongs to the Buttgers
& they should be able to do most anything that they
want to do with their own property. I sold it to
them about 25 or 30 years ago, I'm sure it is
paid for by this time!

Your Name: Billy Peoples

PEOPLES REALTORS

P.O. Box 35

Rockwall, Texas 75087

972-771-8481

Rockwall Property Address: _____

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

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



CITY OF ROCKWALL
at Rockwall CityPlace

3/18/2005

James Buttgen
501 Kernodle
Rockwall, TX 75087

RE: H2005-003
501 Kernodle
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 is recommending continuing the "Public Hearing" until such time that the applicant can provide information concerning the original porch for 501 Kernodle.

1. *If request is approved, Staff offers the following conditions:*
2. *The porch be constructed to match the existing porch located along the south and east sides of the home.*
3. *The porch be constructed without the proposed screening.*
4. *The roof of the proposed porch matches the roof of the existing porch.*
5. *Any additions of doors or windows will require a C of A.*
6. *All architectural elements and skirting of the proposed porch match the existing porch.*

On March 17, 2005, the HPAB approved the C of A for 501 Kernodle by a vote of 4-0 with the following conditions:

1. *The least obtrusive screen be used for the screened porch*

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