

*Define Skirting Materials*

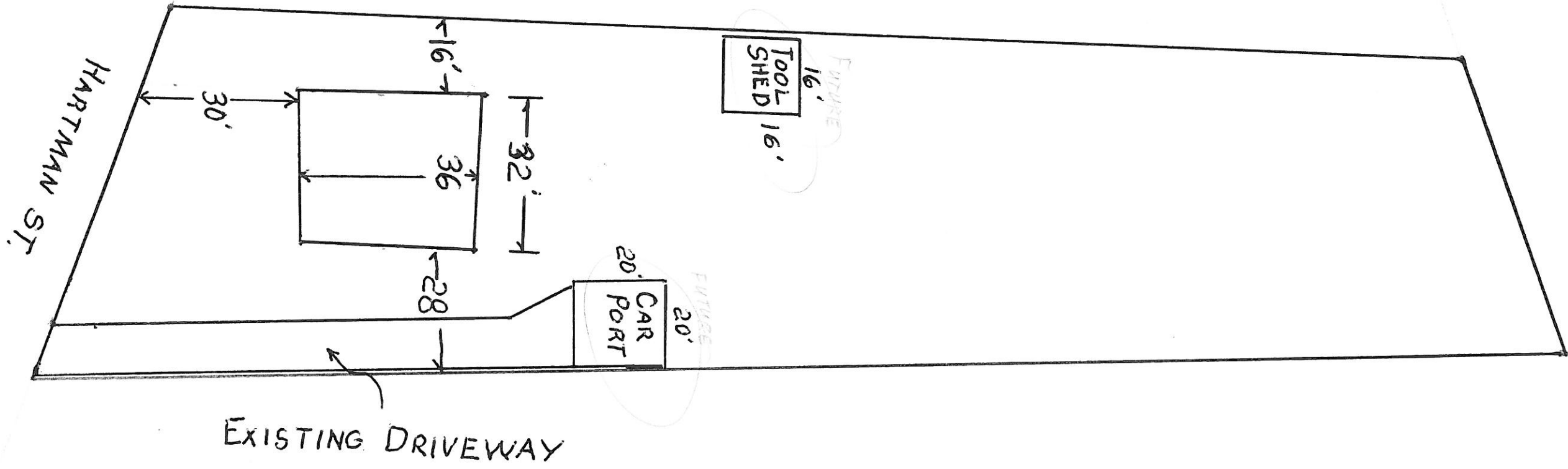
*12 twelve pane windows*

**FILE COPY**

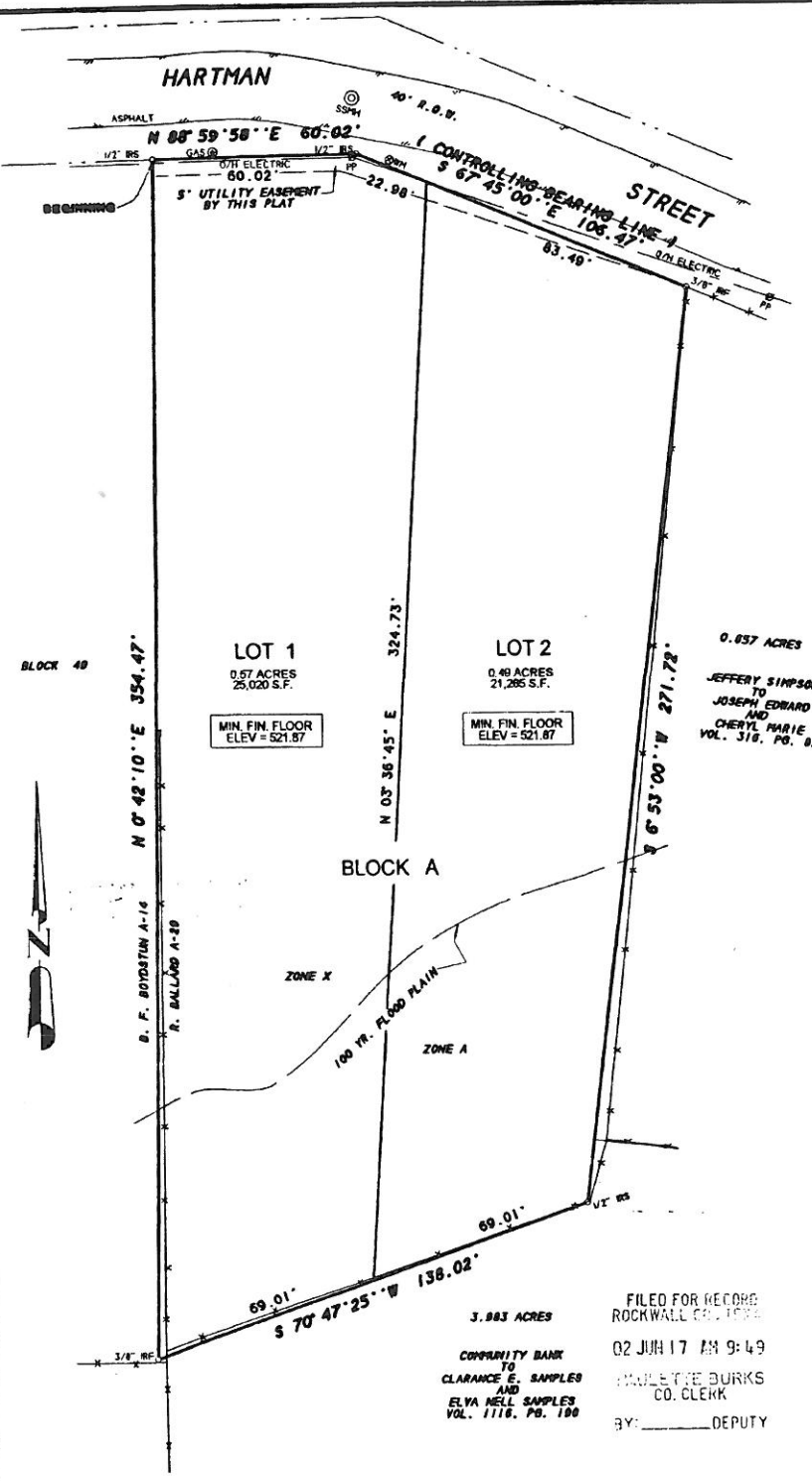
ELEVATIONS SCALE: 1/8" = 1'-0"

**RECEIVED**  
 JUN 22 2005  
 By \_\_\_\_\_

**H2005-007**







**OWNER'S CERTIFICATE**  
 (Public Dedication)  
 STATE OF TEXAS  
 COUNTY OF ROCKWALL

WHEREAS ANDREW & JENNIFER HURST, BEING THE OWNERS 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 R. BALLARD SURVEY, ABSTRACT NO. 29, City of Rockwall, Rockwall County, Texas, and being all of that 1.0617 acres tract of land as described in a Warranty deed from Billy W. Peoples to Andrea Hoffman, dated August 3, 2001 and being recorded in Volume 2228, Page 064 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" set for corner in the South margin of Hartman Street (40' R.O.W.) at the Northwest corner of the above cited tract of land;

THENCE N. 88 deg. 59 min. 58 sec. E. along the South margin of Hartman Street, a distance of 60.02 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at a turn in said street;

THENCE S. 67 deg. 45 min. 00 sec. E. (Controlling bearing line) along the South margin of Hartman Street, a distance of 108.47 feet to a 3/8" iron rod found for corner at the Northeast corner of said Hoffman tract, said point being at the Northwest corner of a 0.857 acres tract as described in a Warranty deed from Jeffrey Simpson to Joseph Yourcheck and wife, Cheryl Yourcheck, dated April 3, 1987 and being recorded in Volume 316, Page 87 of the Real Property Records of Rockwall County, Texas;

THENCE S. 08 deg. 53 min. 00 sec. W. a distance of 271.72 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE S. 70 deg. 47 min. 25 sec. W. a distance of 136.02 feet to a 3/8" iron rod found for corner at the Southwest corner of said Hoffman tract;

THENCE N. 00 deg. 42 min. 10 sec. E. along the West line of said tract, a distance of 354.47 feet to the POINT OF BEGINNING and containing 1.06 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 HURST ADDITION an 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, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the subdivision have been notified and signed this plat.

I (we) 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 (we) also understand the following:
- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
  - Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their 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, maint aining, 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.
  - 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.
  - The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
  - The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
  - 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 Rock wall 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 paving, curb and gutter, water and sewer, drainage structures, slo m 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, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer an d/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as p rogress payments as the work progresses in making such improvements by making certified requests 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 (we) further acknowledge that the dedications and/or exaction's made herein are proportional 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 (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exaction's made herein.

*Andrew G. Hurst*  
 ANDREW G. HURST

*Jennifer L. Hurst*  
 JENNIFER L. HURST

OWNERS: ANDREW & JENNIFER HURST  
 747 CAMP CREEK ROAD  
 ROCKWALL, TX 75087  
 972-877-1369

NOTES  
 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 c dated June 16, 1992, this property lies in Zone X and Zone A. Part of this property does appear to lie within a 100-year flood plain.  
 2) BEARING SOURCE: RECORDED DEED IN VOL. 2228, PG. 64, R. P. R. R. C. T.  
 3) ALL 1/2" IRS ARE CAPPED WITH "YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

STATE OF TEXAS  
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Andrew Hurst, known to me to be the person whose name is subscribed to the 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 4th day of June, 2002.

*Janel Lee Strickland*  
 Janel Lee Strickland  
 My Commission Expires: 2-16-04  
 February 16, 2004

STATE OF TEXAS  
 COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Jennifer Hurst, known to me to be the person whose name is subscribed to the 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 4th day of June, 2002.

*Janel Lee Strickland*  
 Janel Lee Strickland  
 My Commission Expires: 2-16-04  
 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, assurance or guarantee that any building within such plat shall be approved, authorized or permitted to be issued, nor 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. Fetty, 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 thereon were properly placed under my personal supervision.

*Harold D. Fetty III*  
 Harold D. Fetty, III  
 Registered Professional Land Surveyor No. 5034

STATE OF TEXAS  
 COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 23rd day of May, 2002.

By Harold D. Fetty III

*Janel Lee Strickland*  
 Janel Lee Strickland  
 My Commission Expires: 2-16-04  
 February 16, 2004

RECOMMENDED FOR FINAL APPROVAL

*Paul J. Simpson*  
 Paul J. Simpson  
 Planning and Zoning Commission  
 Dated: 11 June 2002

Filed 02 Jul 17  
 AM 9:49

APPROVED

I hereby certify that the above and foregoing plat of HURST ADDITION, an addition to the City of Rockwall, Texas, was approved by the Council of the City of Rockwall on the 6 day of May, 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 final approval.

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

WITNESS OUR HANDS, this 17th day of June, 2002.

*Richard Jones*  
 Mayor, City of Rockwall

*Brother Brooks*  
 City Secretary City of Rockwall

SEAL

FINAL PLAT  
**HURST ADDITION**  
 2 LOTS ( 1.06 ACRES )  
 R. BALLARD SURVEY A-29  
 CITY OF ROCKWALL, ROCKWALL CO., TEXAS

ROCKWALL SURVEYING COMPANY, INC.  
 210 E. WASHINGTON, SUITE C ROCKWALL, TEXAS 75087 PHONE (972) 772-8484 FAX (972) 772-8449

258005

June 21, 2005

Dear Sir or Madam:

Our names are Mike and Carolyn Hoyt, and we own the residential lot located at 712 Hartman Street in Rockwall. We bought the lot with the intention of building a home, and we would like to construct a house with features similar to those built in the early 1900s. Our hope is that you will see this house as one which will enhance the neighborhood and historic community of Rockwall. We look forward to living in the Rockwall historic district and working with the city planners on building this house.

Sincerely,

*Michael A. Hoyt*  
*Carolyn Hoyt*

Mike and Carolyn Hoyt



House Colors:

House - Totally Tan  
SW 66115

Trim - Napery  
SW 6386

Shutters: Raging Sea  
SW 6474



ON HARTMAN ST. LOOKING SOUTH



LOOKING WEST @ 710 HARTMAN



HEADING WEST ON HARTMAN FROM RENFRO



MOWING and CLEANING LOT

**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.

<b>Address of Property:</b> <u>712 HARTMAN</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>HURST ADDITION LOT 2</u>			
Has the building been moved? No <u>NA</u> 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</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>MICHAEL &amp; CAROLYN HOYT</u>		Street Address: <u>608 SCOTTSDALE DR</u>	
<u>RICHARDSON</u>	<u>TX</u>	<u>75080</u>	<u>DALLAS</u>
City	State	Zip Code	County
<u>469-228-2365</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.): <u>NEW DWELLING</u>			
Owner's Signature <u>Michael A. Hoyt Carolyn Hoyt</u>		City of Rockwall Use Only: <u>H2005-007</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;
- (6) Include a projection of the estimated **construction time** and predicted **completion date** of the restoration or rehabilitation;
- (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):

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≡ 4 NEW CONSTRUCTION

#5 NA

#6 NA

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# CITY OF ROCKWALL

at Rockwall CityPlace

## Public Notice

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, 7/21/2005 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):

### **H2005-007: 712 Hartman (New Construction)**

*Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Michael and Carolyn Hoyt for the building of a two-story, Farmhouse style residential structure proposed for the single, 0.49-acre, SF-7 residentially-zoned lot located at 712 Hartman (Hurst Addn.; Lot 2; Block A).*

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 7/13/2005 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: H2005-007**

**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

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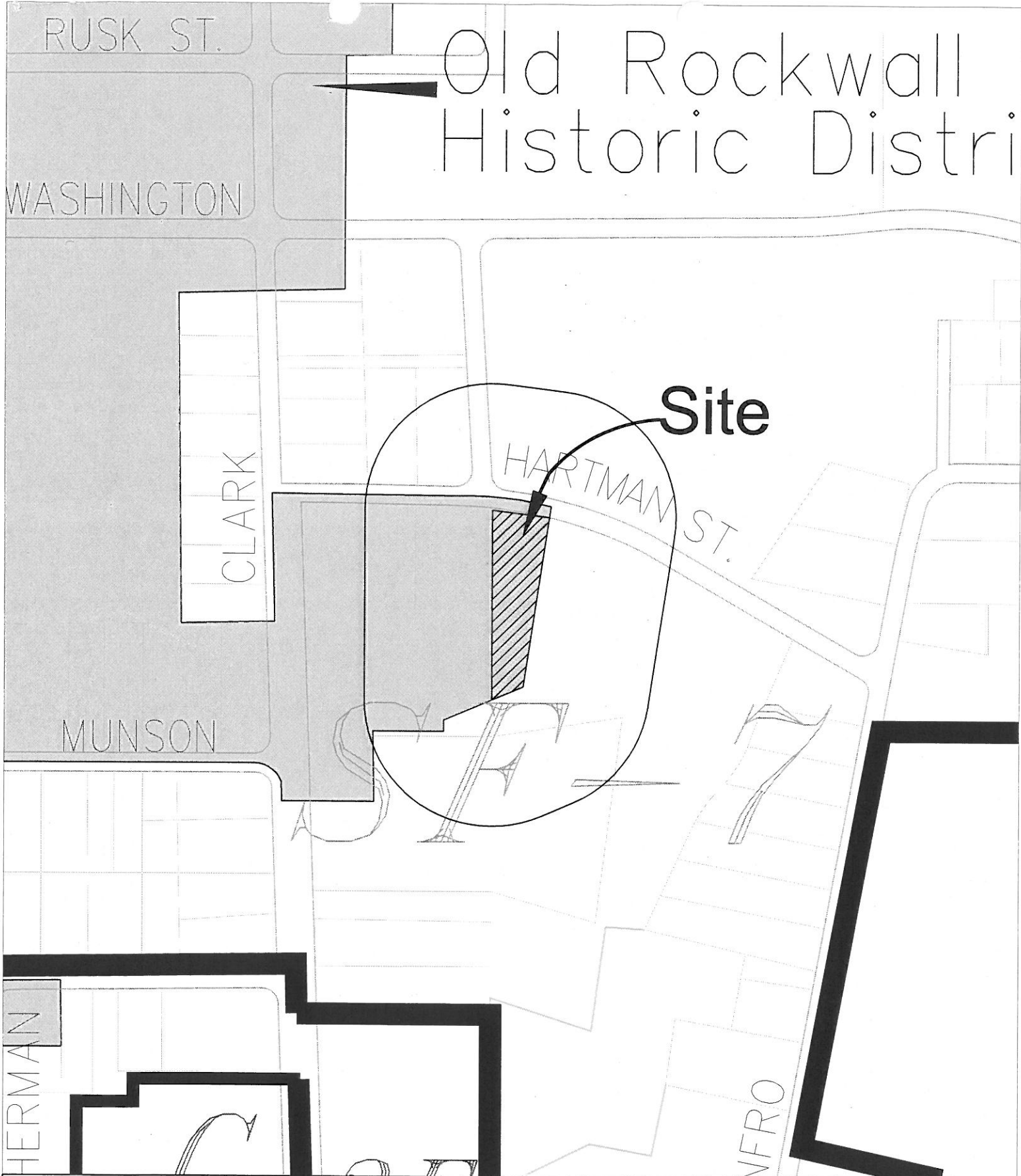
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Your Name: \_\_\_\_\_

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

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



# Old Rockwall Historic Distri

**Site**

**H2005-007**

**712 Hartman**

**C of A (New Construction)**



**1" = 200'**

Glenn Anderson  
2019 Gullwing  
Rockwall, Texas 75087  
Applicant

Maureen Green  
945 Breezy Hill  
Rockwall, Texas 75087  
BF Boydston; Block 49B

E. B. Shaw  
507 East Rusk  
Rockwall, Texas 75087  
Boydston; Bl Pt. 105A (403 Clark)

Clarence Samples  
502 Renfro  
Rockwall, Texas 75087  
R Ballard (0029); Tr. 34-1; 3.983 ac.

Sidney Tanner  
2318 Mystic Shores Dr.  
Cedar Hill, Texas 75104  
BF Boydston; Bl. 48A; Lot A; 211 S. Clark

Andrew and Jennifer Hurst  
P. O. Box 751  
Santa Fe, Texas 77517-0751  
Owner Former? (08/03)

Jennifer Anderson  
710 Hartman  
Rockwall, Texas 75087  
Hurst Addn; Lot 2

Secretary of Housing and Urban  
Development  
c/o First Preston Foreclosure  
5040 Addison Circle Ste. 300  
Addison, Texas 75001-3352  
BF Boydston; Block 50 - .5 ac.

Michael and Janis Pittman  
401 South Clark  
Rockwall, Texas 75087  
BF Boydston; Block Pt. 105A-1

William Standley, Trustee  
2080 Airport Road  
Rockwall, Texas 75087  
R Ballard (0029); Tr. 21; 1.23 ac.  
0029; Tr. 60 (.66) & 60-01 (3.31)

Betty Dawson  
209 South Clark  
Rockwall, Texas 75087  
BF Boydston; Bl. 48A; Lot B

Mrs. Dorothy Dunn  
301 South Clark  
Rockwall, Texas 75087  
BF Boydston; Block 49A

Wesley Hoover  
307 South Clark  
Rockwall, Texas 75087  
BF Boydston; Block 51 - 1.181 ac.

Richard Hoover  
716 Hartman  
Rockwall, Texas 75087  
R Ballard (0029); Tr. 34; 0.657 ac.

RNJU Ltd. Partnership,  
A Texas Limited Partnership  
210 Glenn  
Rockwall, Texas 75087  
R.Harris#3; Bl A; 1&2; 705/707 Hartman

Billy Ray Crawford  
213 South Clark  
Rockwall, Texas 75087  
BF Boydston; Bl. 48B

Old one Applicant  
use this one to  
find property owners

## H2005-007

CRAWFORD BILLY RAY  
213 CLARK  
ROCKWALL, TX 75087

PITTMAN MICHAEL J & JANIS A  
401 S CLARK ST  
ROCKWALL, TX 75087

DUNN DOROTHY MRS  
301 CLARK  
ROCKWALL, TX 75087

GREEN MAUREEN C & MICKEY R  
945 BREEZYHILL LANE  
ROCKWALL, TX 75087

DAWSON BETTY J  
3020 RIDGE ROAD  
ROCKWALL, TX 75032

MYERS MARTHA & E B SHAW  
507 E RUSK  
ROCKWALL, TX 75087

TANNER SIDNEY A  
2318 MYSTIC SHORES DR  
CEDAR HILL, TX 75104

HOOVER WESLEY C  
307 SOUTH CLARK ST  
ROCKWALL, TX 75087

SAMPLES CLARENCE E & ELVA NELL  
502 RENFRO ST  
ROCKWALL, TX 75087

STANDLEY WILLIAM R TRUSTEE  
WILLIAM R STANDLEY FAMILY TR  
2080 AIRPORT RD  
ROCKWALL, TX 75087

HOOVER RICHARD W  
716 HARTMAN ST  
ROCKWALL, TX 75087

HOYT MICHAEL & CAROLYN  
608 SCOTTSDALE DR  
RICHARDSON, TX 75080

RIJU LTD PARTNERSHIP, A TEXAS LTD  
PARTNERSHIP  
210 GLENN AVE  
ROCKWALL, TX 75087

ANDERSON JENNIFER K  
710 HARTMAN ST  
ROCKWALL, TX 75087

SHELTON TERRY  
708 HARTMAN ST  
ROCKWALL, TX 75087

## H2005-007

CRAWFORD BILLY RAY  
213 CLARK  
ROCKWALL, TX 75087

**B F BOYDSTON, BLOCK 48B**

GREEN MAUREEN C & MICKEY R  
945 BREEZYHILL LANE  
ROCKWALL, TX 75087

**B F BOYDSTON, BLOCK 49B**

TANNER SIDNEY A  
2318 MYSTIC SHORES DR  
CEDAR HILL, TX 75104

**B F BOYDSTON, BLOCK 48A, LOT A**

STANDLEY WILLIAM R TRUSTEE  
WILLIAM R STANDLEY FAMILY TR  
2080 AIRPORT RD  
ROCKWALL, TX 75087

A0029 R BALLARD, TRACT 21, ACRES 1.23,  
(PT OF 4.54 AC TR)  
A0029 R BALLARD, TRACT 60-01, **ACRES**  
RIJU LTD PARTNERSHIP, A TEXAS LTD  
PARTNERSHIP  
210 GLENN AVE  
ROCKWALL, TX 75087

**RICHARD HARRIS #3, BLOCK A, LOT 1**  
**RICHARD HARRIS #3, BLOCK A, LOT 2**

PITTMAN MICHAEL J & JANIS A  
401 S CLARK ST  
ROCKWALL, TX 75087

**B F BOYDSTON, BLOCK 105A-1, ACRES**  
**0.7379**

DAWSON BETTY J  
3020 RIDGE ROAD  
ROCKWALL, TX 75032

**B F BOYDSTON, BLOCK 48A, LOT B,**  
**ACRES .272**

HOOVER WESLEY C  
307 SOUTH CLARK ST  
ROCKWALL, TX 75087

**B F BOYDSTON, BLOCK 51, ACRES 1.181**

HOOVER RICHARD W  
716 HARTMAN ST  
ROCKWALL, TX 75087

**A0029 R BALLARD, TRACT 34, ACRES .657**

ANDERSON JENNIFER K  
710 HARTMAN ST  
ROCKWALL, TX 75087

**HURST ADDITION, LOT 1**

DUNN DOROTHY MRS  
301 CLARK  
ROCKWALL, TX 75087

**B F BOYDSTON, BLOCK 49A**

MYERS MARTHA & E B SHAW  
507 E RUSK  
ROCKWALL, TX 75087

**B F BOYDSTON, BLOCK PT 105A**

SAMPLES CLARENCE E & ELVA NELL  
502 RENFRO ST  
ROCKWALL, TX 75087

**A0029 R BALLARD, TRACT 34-1, ACRES**  
**3.983**

HOYT MICHAEL & CAROLYN  
608 SCOTTSDALE DR  
RICHARDSON, TX 75080

**HURST ADDITION, LOT 2**

SHELTON TERRY  
708 HARTMAN ST  
ROCKWALL, TX 75087

**B F BOYDSTON, BLOCK 50, ACRES .500**

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

**AGENDA DATE:** 7/21/2005

**APPLICANT:** Michael and Carolyn Hoyt

**AGENDA ITEM:** H2005-007; 712 Hartman (New Construction)

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Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Michael and Carolyn Hoyt for the building of a two-story, Farmhouse style residential, being a 0.49-acre, SF-7 residentially-zoned lot located at 712 Hartman (Hurst Addn.; Lot 2; Block A).

**BACKGROUND INFORMATION:**

The applicants, Michael and Carolyn Hoyt, have submitted a request for a Certificate of Appropriateness for the building of a two-story, Farmhouse style residential structure, being a 0.49-acre, SF-7 residentially-zoned lot located at 712 Hartman.

The elevations show a 25' high single-family home with lap-siding for exterior cladding and composite shingles. The house draws from the "Farmhouse" style of architecture with its long porch and slender columns along the front facade. In addition the home has dormers on the front and rear facades. Dormers facing in different directions are very typical of the "Farmhouse" style of architecture.

Any future buildings as shown on the site plan will be required to obtain a Certificate of Appropriateness prior to issuance of a building permit.

Staff sent notices to fifteen (15) property owners within 200-feet. At the time of this report no notices have been returned.

**RECOMMENDATIONS:**

Staff Recommends approval of the request with the following conditions:

1. Skirting materials be defined and approved by HPAB
2. Colors be approved by the HPAB
3. 4 TO 4 1/2 LAP SIDING (HARD E - PLANK)
4. NON-ALUMINUM VINYL WINDOWS
5. COFA REQUIRED FOR ~~THE~~ CARPORT : TOOL SHED

- 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.

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City	State	Zip Code	County
Name of Property, If Applicable: <u>HURST ADDITION LOT 2</u>			
Has the building been moved? No <u>NA</u> 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</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>MICHAEL &amp; CAROLYN HOYT</u>		Street Address: <u>608 SCOTTSDALE DR</u>	
<u>RICHARDSON</u>	<u>TX</u>	<u>75080</u>	<u>DALLAS</u>
City	State	Zip Code	County
<u>469-228-2365</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>NEW DWELLING</u>			
Owner's Signature <u>Michael H. Hoyt Carolyn Hoyt</u>		City of Rockwall Use Only: <u>H2005-007</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**

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- (5) An **estimate of costs** for the restoration or rehabilitation work;
- (6) Include a projection of the estimated **construction time** and predicted **completion date** of the restoration or rehabilitation;
- (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):

---

= 4 NEW CONSTRUCTION

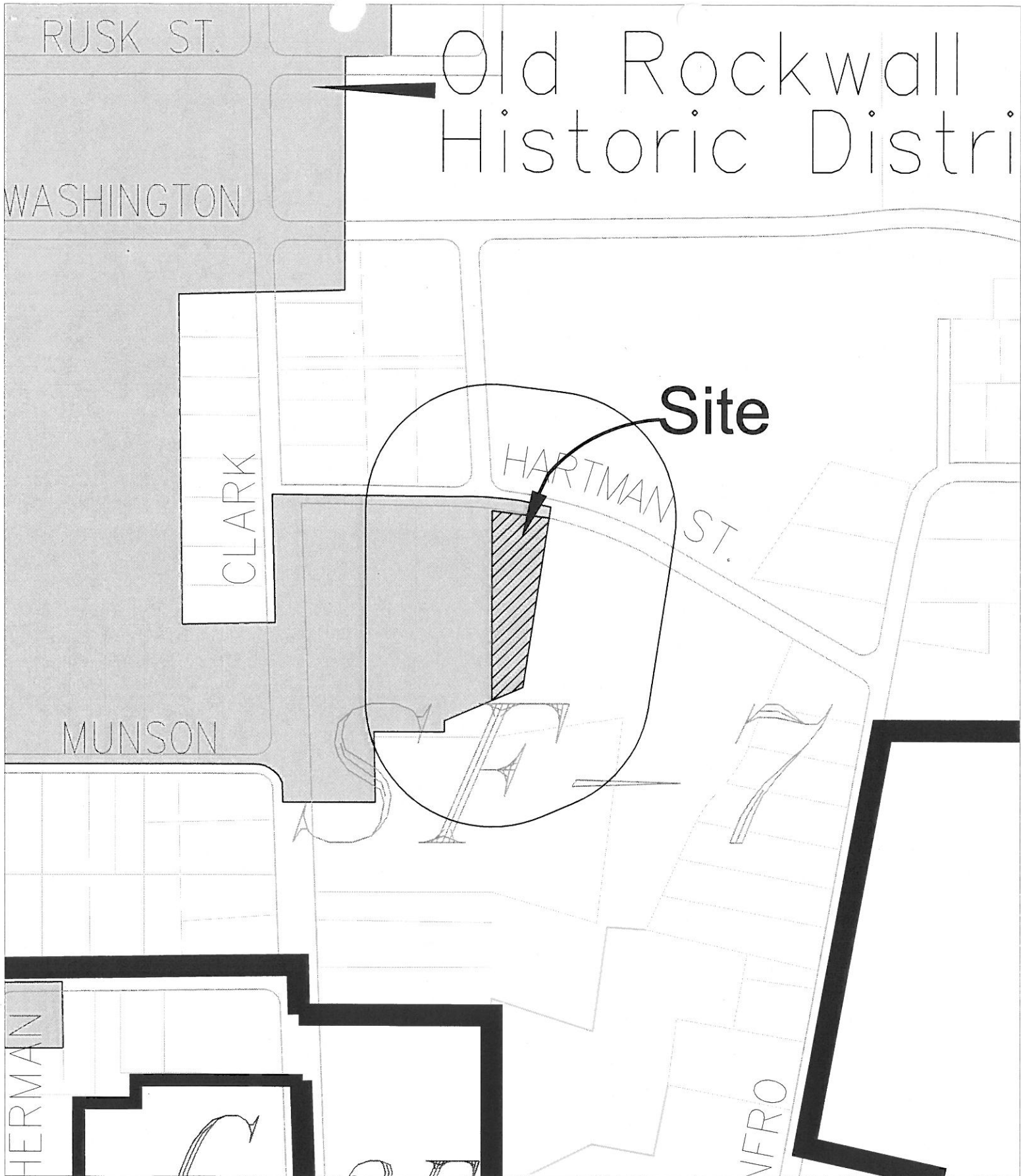
#5 NA

#6 NA

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# Old Rockwall Historic Distri



**Site**

**H2005-007**

712 Hartman

C of A (New Construction)



1" = 200'



**CITY OF ROCKWALL**  
at Rockwall CityPlace

**7/22/2005**

Michael and Carolyn Hoyt  
608 Scottsdale Dr  
Richardson, TX 75080

**RE: H2005-007**  
**712 Hartman (New Construction)**  
**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 7/21/2005. 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. Skirting materials be defined and approved by HPAB*
- 2. Colors be approved by the HPAB*

*On July 21, 2005, the Historic Preservation Advisory Committee approved the C of A for the construction of a new home located at 712 Hartman subject to the following conditions:*

- 1. Hardi-plank siding to be 4" to 4.5" lap siding.*
- 2. Non-aluminum vinyl windows to be installed.*
- 3. C of A required for all detached accessory buildings shown on the site plan.*

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

# 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 checked="" type="checkbox"/> Other       |

PZ Approval Date: \_\_\_\_\_

City Council Approval Date: \_\_\_\_\_

HPAB

7/21/05

\_\_\_\_\_ 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: 7/21/05

NOTES: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_