

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>506 Kernodle</u> Street Address			
<u>Rockwall</u> City	<u>TX</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County
Name of Property, If Applicable: <u>506 Kernodle</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: <u>Old Town</u> <input type="checkbox"/> National Register District <input type="checkbox"/> Certified State or Local District <input type="checkbox"/> Proposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)			
Owner: <u>C J Crow</u> <u>Rockwall</u> City		Street Address: <u>506 Kernodle</u> <u>75087</u> Zip Code <u>Rockwall</u> County	
Telephone Number (preferably daytime)			
Authorized Contact: <u>Caral Crow</u> (if different from Owner)		Street Address: <u>504 Williams St.</u>	
<u>Rockwall</u> City	<u>TX</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County
Telephone Number (preferably daytime)			
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.): <u>CARPORT</u>			
Owner's Signature <u>Caral Crow</u>		City of Rockwall Use Only:	<u>H2006-007</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; *\$5,000*
- (6) Include a projection of the estimated **construction time** and predicted **completion date** of the restoration or rehabilitation; *See 3/1st, 2006*
- (7) Include a detailed statement of the **proposed use for the property;** and *SF*
- (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):

CofA For House Approved. Already

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

AGENDA DATE: 11/16/2006

APPLICANT: CROW, CAROL

AGENDA ITEM: H2006-007; 506 Kernodle (Carport)

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from CJ Crow Devlp., INC for the building of a carport structure, located on a 0.16-acre, SF-7 residentially-zoned lot situated at 506 Kernodle Hartman (Farmers & Merchants; Lot 2; Block 6).

BACKGROUND INFORMATION:

The applicant CJ Crow Devlp., INC has submitted a Certificate of Appropriateness' application for carport structure, located on a 0.16-acre, SF-7 residentially-zoned lot situated at 506 Kernodle Hartman (Farmers & Merchants; Lot 2; Block 6).

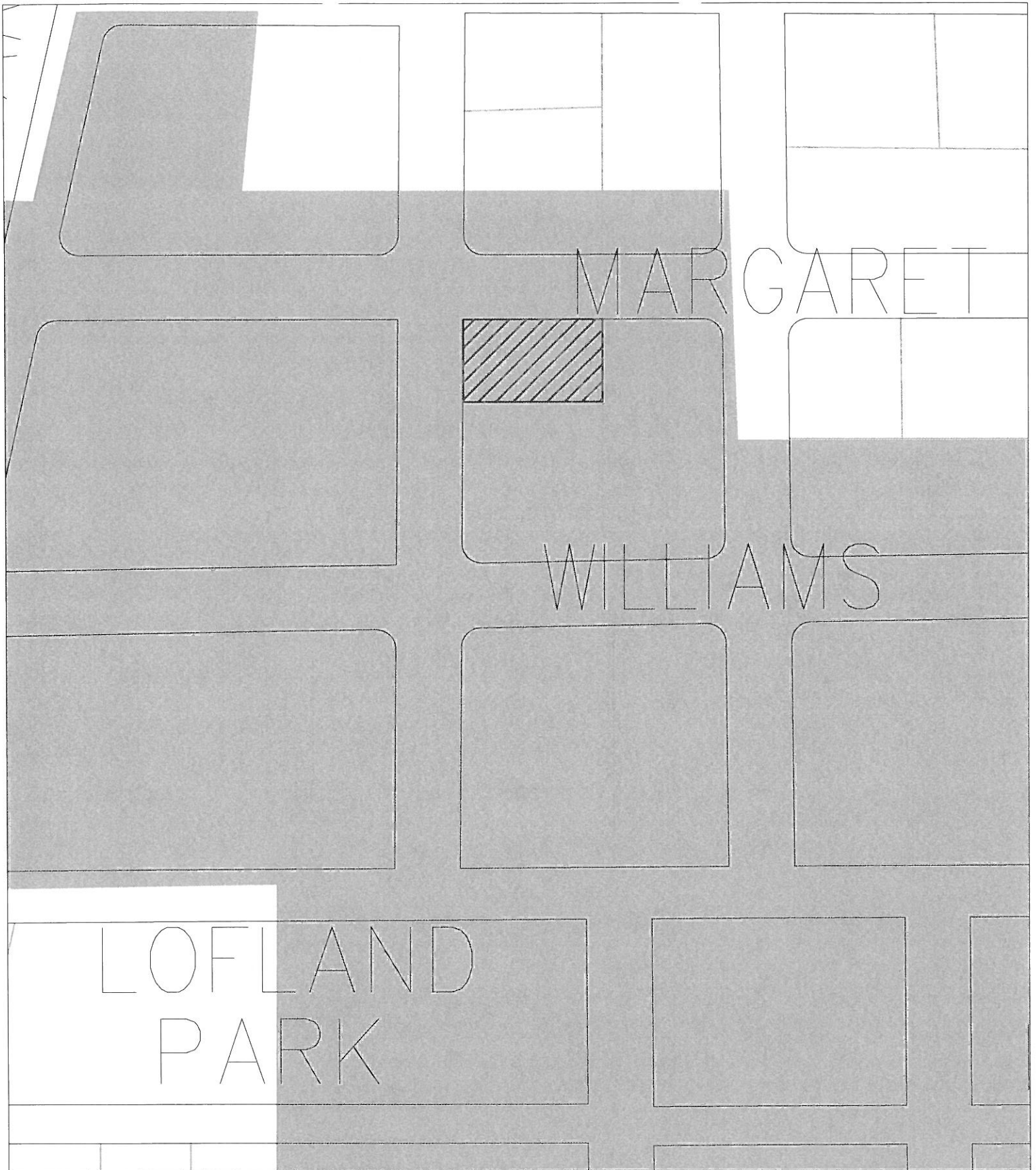
The applicant has proposed to construct a new 480 sq. ft. (20'X 24') carport along Margaret Street. The submitted photograph shows a proposed carport open on three (3) sides with 6" x 6" structural post. The carport is limited to a maximum height of 15 feet within the SF-7 zoning district. The carport appears to meet all the requirements of the Single-Family (SF-7) zoning district.

Earlier this year a C of A was approved for a single-family home with hardi plank-siding for exterior cladding and composite shingles on the subject site. The house was approved with a 9/12 pitch roof, which is typical of this style of Folk architecture. Staff would recommend that the materials and roof pitch match the approved elevations for the single-family home.

RECOMMENDATIONS:

Staff Recommends approval of the request with the following conditions:

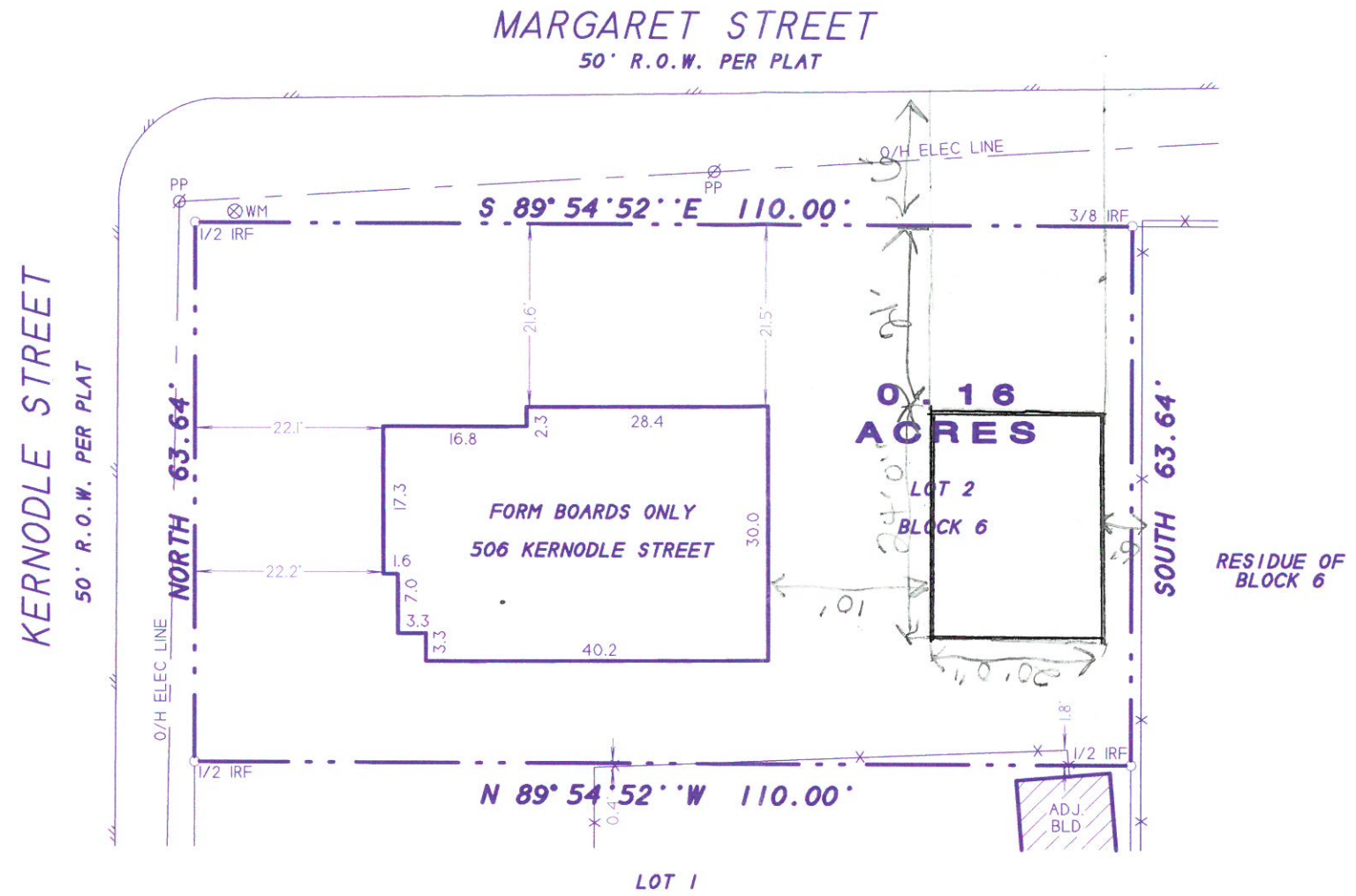
1. The building materials and roof pitch match those approved as part of the C of A for the single-family home.
2. The carport be limited in height to a maximum of 15 feet.



H2006-007
506 Kernodle
CofA (New Carport)



1" = 100'



DESCRIPTION

BEING LOT 2, BLOCK 6 of GREEN'S REPLAT OF BLOCK 6, FARMERS & MERCHANTS ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof, recorded in Cabinet D, Slide 24 of the Plat Records of Rockwall County, Texas.

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. 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."

SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for CJ CROW CUSTOM HOMES at 506 KERNODLE STREET, ROCKWALL, ROCKWALL County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 1st day of May, 2006.

[Signature]
 Harold D. Fetty III, R.P.L.S. No. 5034



SYMBOL LEGEND			
⊙	⊕	⊞	⊞
TELEVISION CABLE RISER	GAS METER	PHONE RISER	FIRE HYDRANT
⊞	⊞	⊞	⊞
ELEC METER	TU ELEC BOX	WM WATER METER	1/2" IRF
ELECTRIC METER	SUBSURFACE JUNCTION BOX	A/C UNIT	IRON ROD FOUND IN CORNER 1
—X—	⊞	⊞	⊞
FENCE	A/C UNIT	LP LIGHT POLE	PROPR. TANK
— — — — — PROPERTY LINES			

SURVEY DATE MAY 1, 2006

SCALE 1" = 20' FILE # 20000518-3

CLIENT CJC GF # NONE

R.S.C.I.
 ROCKWALL SURVEYING CO., INC. LAND SURVEYING

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX



City of Rockwall
The New Horizon

11/17/2006

CROW, CAROL
504 WILLIAMS
ROCKWALL, TX 75087

RE: H2006-007
506 Kernodle (Carport)
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 11/16/2006. 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 building materials and roof pitch match those approved as part of the C of A for the single-family home.*
- 2. The carport be limited in height to a maximum of 15 feet.*

On 11/16/06 the Historic Preservation Advisory Board approved the C of A with staff conditions.

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,

Leslie Ryan
Planning and Zoning
City of Rockwall

**Historic Preservation Advisory Board Meeting
November 16, 2006**

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CALL TO ORDER

The meeting was called to order by Pittman at 6:30 p.m. with the following members present; Ramsay, Davis, Russo and Hanrahan (Holcomb and Potts absent).

ACTION ITEMS

Approval of Minutes for the October 19, 2006 meeting. (Pittman Abstained)
Board member Hanrahan made a motion to approve the minutes as corrected of the October 19, 2006 meeting.
Board member Davis seconded the motion to approve the minutes as corrected of the October 19, 2006 meeting.
The motion passes 4 to 0 (Pittman Abstained) (Potts & Holcomb Absent)

Vice Chairperson Hanrahan introduced the next agenda item.

PUBLIC HEARING ITEMS

H2006-007: Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from CJ Crow Devlp., INC for the building of a carport structure, located on a 0.16-acre, SF-7 residentially-zoned lot situated at 506 Kernodle Hartman (Farmers & Merchants; Lot 2; Block 6).

Mr. Spencer presented the staff report.

Board member Hanrahan opened the public hearing

Board member Russo asked applicant if there will be plans to convert the car port to a garage in the future.

Mrs. Crow did not know if future tenants or owners would plan to convert the car port.

Board member Hanrahan inquired about the pitch of the roof on the car port.

Mrs. Crow answered that the pitch would be as close to that on the house as possible.

Board member Hanrahan closed the public hearing and called for a motion.

Board member Ramsay made a motion to approve H2006-007 with staff recommendations.

Board member Davis seconded the motion to approve H2006-007 with staff recommendations.

The motion passes 4 to 0 (Pittman Abstained) (Potts & Holcomb Absent)

2 **DISCUSSION ITEMS**

4 **Discussion of the North Goliad Historic District Guidelines**

Further discussed the North Goliad Historic District Design Guidelines

6

8 Planning and Zoning Commission member Mike Lucas addressed the Board and made a proposal on behalf of the P&Z North Goliad Historic District Guidelines subcommittee that the document be tabled until the next meeting in order to give them time to make edits.

10

Board member Hanrahan disagreed with the proposal because of time issues.

12

Board member Davis asked Mr. Lucas various questions about what changes the Planning and Zoning Commission would like to see.

14

16 Board member Ramsay made proposal to go ahead and adopt the document and send it on to the Planning and Zoning Commission.

18

Board member Russo agreed with the option to wait another month and look at the P&Z edited version.

20

22 Board member Hanrahan asked what the time line would be if the document were postponed.

24

Mr. LaCroix answered that the final public hearing would be in March.

26

Board member Davis proposed to have the subcommittees meet together to work on the document to present in December in order to save time.

28

30 Mr. Lucas responded that he did not have any problem with that proposal.

32 Board member Ramsay volunteers Mary Hanrahan, Sherry Pittman and Mark Russo for NGHDG subcommittee.

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All volunteered board members agreed to serve on the subcommittee.

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Miscellaneous discussion of Historical District issues

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The Board discussed possible hiring of Historic Preservation Consultant.

40

ADJOURNMENT

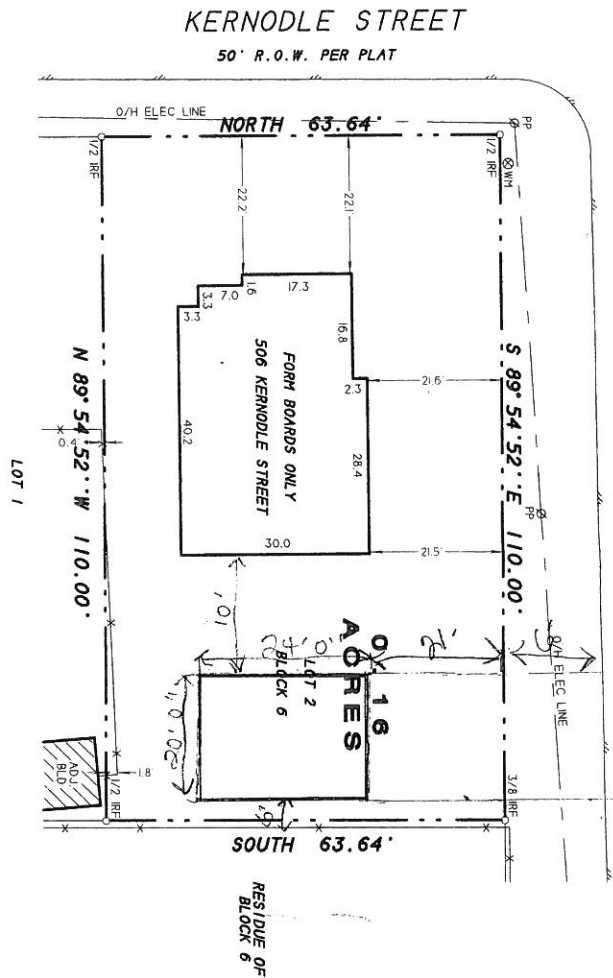
42

There being no further business, the meeting was adjourned at 8:30 p.m.

44

These minutes were approved on December 15, 2006.

MARGARET STREET.
50' R.O.W. PER PLAT



DESCRIPTION
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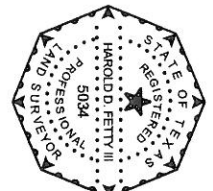
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SURVEYOR'S CERTIFICATE
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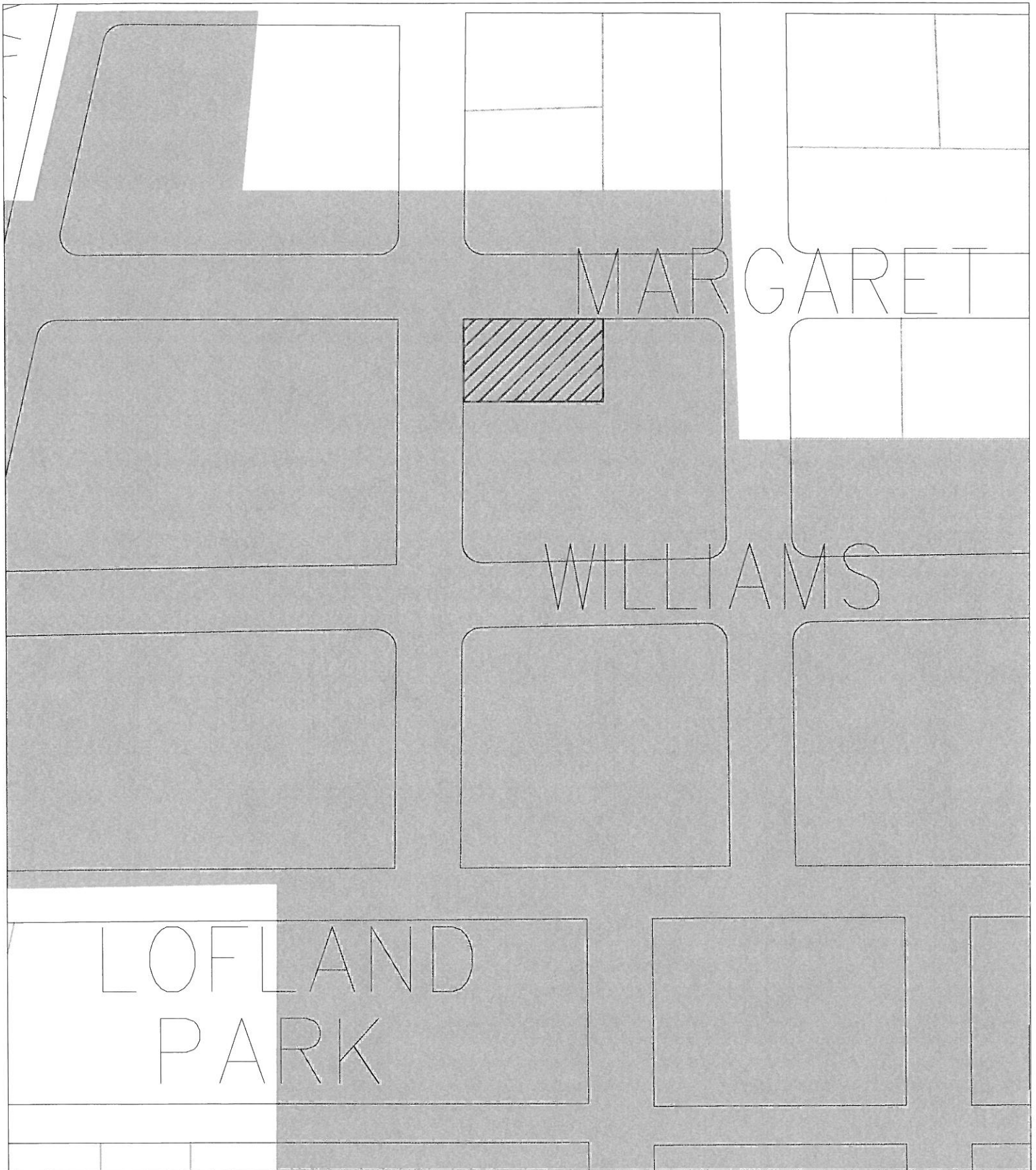
SURVEY ACCEPTED BY:
DATE _____
DATE _____

Harold D. Fetty III, R.P.L.S. No. 5034
[Signature]
R.S.C.I.
LAND SURVEYING
1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX



SYMBOL LEGEND	
⊙	TV
⊗	WELL
⊕	PIPE
⊖	CONCRETE
⊗	IRON
⊕	STEEL
⊖	WOOD
⊗	BRICK
⊕	CEMENT
⊖	ASPHALT
⊗	GRAVEL
⊕	ROCK
⊖	ICE
⊗	SNOW
⊕	DIRT
⊖	POLE
⊗	TRAIL
⊕	ROAD
⊖	RAILROAD
⊗	POWER LINE
⊕	TELEPHONE LINE
⊖	WATER MAIN
⊗	SEWER MAIN
⊕	STREET LIGHT
⊖	TRUCK
⊗	TRUCK
⊕	TRUCK
⊖	TRUCK

SURVEY DATE: MAY 1, 2000
SCALE: 1" = 20'
CLIENT: C.J.C. GR # NONE



H2006-007
506 Kernodle
CofA (New Carport)

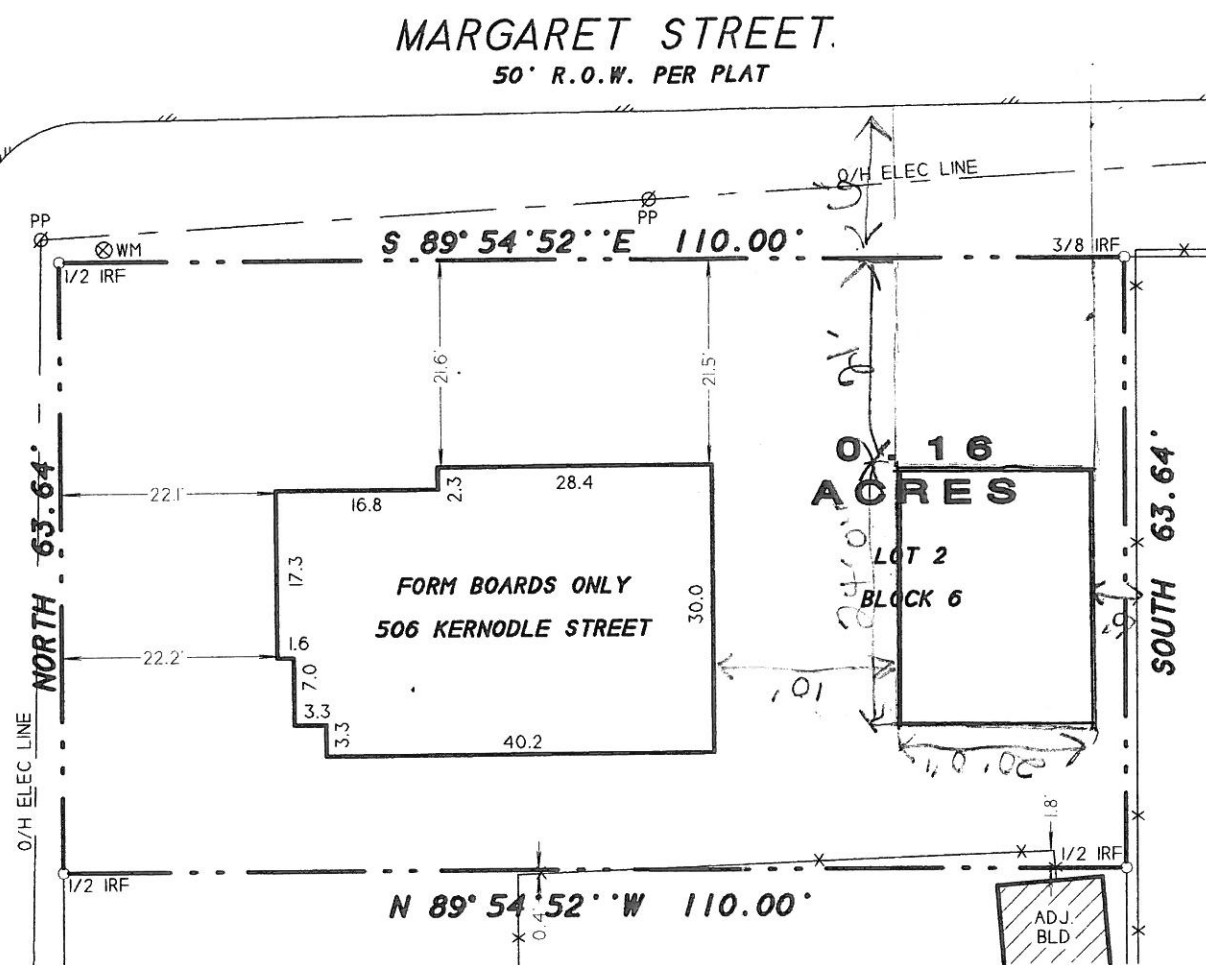


1" = 100'



KERNODLE STREET
50' R.O.W. PER PLAT

NORTH 63.64'



RESIDUE OF
BLOCK 6

LOT 1

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ELECTRIC METER	TU ELEC BOX	WATER METER	1/2" IRF (IRON ROD FOUND CORNER)
SUBSURFACE JUNCTION BOX	A/C UNIT	LIGHT POLE	PROPANE TANK
FENCE	PROPERTY LINES		

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