

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 MANSON DR</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 _____ Yes _____ 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>KRIS HARGROVE</u>		Street Address: <u>4214 SCOTT DR</u>	
<u>Rowlett</u>		<u>75088</u>	
City	State	Zip Code	County
<u>214-803-9456</u>		<u>Dallas</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>Victorian -</u>			
Owner's Signature <u>Kris Hargrove</u>		City of Rockwall Use Only: <u>HZ007-001</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):

 Kris Hargrove
4214 Scott Dr.
Rowlett, Tx. 75088

January 10, 2007 Construction & Remodeling Plans for 501 Munson, Rockwall

Front of House:

Bring the structure back to the original look (as far as possible)

Replace boards, window trim, corner trim with appropriate material

Replace front porch with wooden floor, wooden columns & porch railings with trim

Replace front door with appropriate wooden door, w/ beveled glass & brass door knobs

Install glass storm door

Paint house and trim with appropriate colors

Add sidewalk from front of porch to curve around to the driveway

Rear of House:

Install Rear Door with glass inset

Replaced rear bathroom window with glass blocks. (This can't be seen from any street)
The glass blocks were installed because the existing window was broken and it is in a standing shower in the bathroom)

Adding a board on board cedar fence to rear yard.

Adding a new door and new window on existing out building. Paint to match house

The approximate cost of the renovations is 25,000. I expect the construction to be completed by March 1, 2007. The house will be my primary residence

SHUTTERS ON FRONT PORCH WINDOWS
REPLACE METAL SKIRTING W/ HARDY BOARD.

DESCRIPTION

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 1, County of Rockwall, Rockwall, Texas, and being known as Lot 1 of MINNIE ROGERS SUBDIVISION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Side 27 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the Southwest corner of said Addition, said point being at the intersection of the North right-of-way line of Munson Street and the East right-of-way line of Tyler Street;

THENCE N. 01 deg. 42 min. 12 sec. E. along the East right-of-way line of Tyler Street, a distance of 136.00 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 46 min. 23 sec. E. a distance of 100.50 feet to a 1/2" iron rod found for corner;

THENCE S. 01 deg. 47 min. 42 sec. W. a distance of 136.54 feet to a 1/2" iron rod found for corner in the North right-of-way line of Munson Street;

THENCE S. 89 deg. 37 min. 00 sec. W. (Controlling bearing line) along said right-of-way line, a distance of 100.29 feet to the POINT OF BEGINNING and containing 0.31 acres of land.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 496547 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" IRIS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

4) THE FOLLOWING EASEMENTS DO NOT APPEAR TO LIE ON THIS LOT: (0) V. 114, P. 563

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 JACKSON LAW FIRM, CHOICE MORTGAGE, and RSC.I. (STENA S. HARGROVE et al 501 MUNSON STREET, ROCKWALL, TEXAS) is the result of a careful collection of the bearings available to me and my profession is based on the facts as found at the time of survey. This survey meets or exceeds the Minimum Standards of Practice as approved and published by the Board of Professional Land Surveying, effective September 1, 1997 and subsequent regulations, and the same was surveyed under my supervision on the ground this the 2nd day of November, 2006.



SYMBOL LEGEND table with symbols for various survey features like monuments, bearings, and distances.

SURVEY DATE: NOVEMBER 2, 2006
SCALE: AS SHOWN
FILE # 20061240
CLIENT ENCLOSURE OF # 505-927173

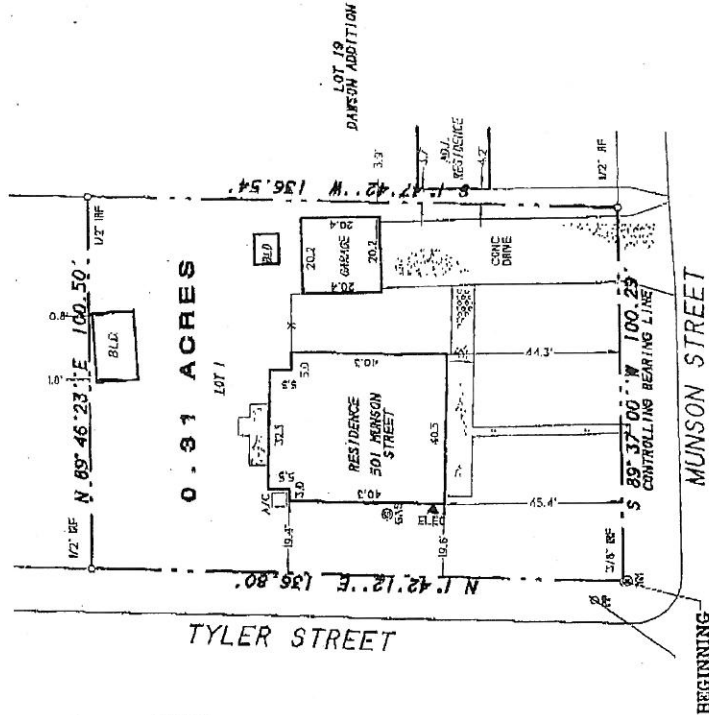
Handwritten signature of Harold D. Fetty, III.

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

R.S.C.I.

ROCKWALL SURVEYING CO., L.P.C. LAND SURVEYING
1854 S. FM 551 ROCKWALL, TX 75086 972-772-3434 PHONE 972-772-3443 FAX

LOT 2



LOT 19
DANFON ADDITION

SURVEY ACCEPTED BY: _____ DATE: _____
DATE: _____

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

AGENDA DATE: 1/18/2007

APPLICANT: Kris Hargrove

AGENDA ITEM: H2007-001; 501 Munson

*Hannah Motion
2nd Potts 4-0
w/ conditions*

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Kris Hargrove for the alteration/replacement of an existing porch, shutters on front porch windows, and replacement of existing metal skirting at 501 Munson Street (Monnie Rodgers Subdivision, Lot 1). The tract is zoned (SF-7) Single Family Residential and is located within the Old Rockwall Historic District and identified as a "Medium Contributing Property."

BACKGROUND INFORMATION:

A request for a Certificate of Appropriateness (C of A) by Kris Hargrove for the alteration/replacement of an existing porch, replacement of front door, addition of a glass storm door, Shutters on front porch windows, and replacement of existing metal skirting at 501 Munson Street (Monnie Rodgers Subdivision, Lot 1). The tract is zoned (SF-7) Single Family Residential and is located within the Old Rockwall Historic District and identified as a "Medium Contributing Property."

The applicant is proposing to rebuild the deteriorated porch in a Victorian style as submitted in the attached photos and drawings. Included with rebuilding the porch will be the addition of porch rails. Attached to the newly reconstructed porch will be Victorian Gingerbread Star Trim Brackets as shown in the attachments. The application does not include any alteration to the existing roof or roof line.

The application also states that the aluminum skirting is to be replaced with hardi-board using the same reveal. The Old Town Rockwall Guidelines state that,

"The existing building facade materials on a building should be respected and not be changed or concealed by the introduction of a different material".

Staff feels that hardi-board is an acceptable material if it matches the existing siding in both size and appearance. The deteriorated window and corner trim is to be replaced with age appropriate wood trim.

The CofA application also request that shutters be added to the windows along the front porch. Staff feels that the height and width of the shutters should be proportional to the

window. If the shutters are affixed the proper proportion would give the appearance that they fit the window openings.

The applicant is proposing to install a new front door and a new glass storm door, replace and repaint existing wood siding and add a sidewalk connecting the front door to Munson as part of the home renovation.

The additions and renovations would help the home further come into compliance with the property maintenance code. Since 2003 the property has had ten (10) code enforcement cases. The house was previously foreclosed on and owned by HUD. Estimated costs for the renovations are \$25,000.

Staff recommends the width of the skirting and height of the porch railing to be determined before approval.

RECOMMENDATIONS:

Staff Recommends approval of the request with the following conditions:

1. Adherence to the standards and regulations of the Building Inspection Department.
2. The width of the skirting be determined before approval.
3. The height of the porch railing be determined before approval.
4. The height and width of the shutters should be proportional to the window

- Porch post be 8" ~~sq.~~ (turned 28")
- Hardiboard same reveal/finish
- Shutters are sized to cover windows if closed
- Screen door would have to be wooden

Legend



**H2007-001 501 Munson
C of A**

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Kris Hargrove
4214 Scott Dr.
Rowlett, Tx. 75088

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APPRAISAL OF REAL PROPERTY

LOCATED AT:

501 MUNSON STREET
MONNIE RODGERS SUBDIVISION, LOT 1
ROCKWALL, TX 75087-3823

FOR:

Southwest Alliance of Asset Managers
5040 ADDISON CIRCLE SUITE 300 ADDISON, TX. 75001

AS OF:

MAY 22, 2006

BY:

PAM ONEAL

was scheduled in behalf of client. The report and fee of \$65.00 is also independent of this structural & mechanical inspection conducted by Lenders Choice Inspection Services, Inc.

The inspection of this vacant property commenced at approximately 8:50AM scheduled for 9:00AM. The client arrived behind her inspector and her Realtor David Ellis was already present and waiting in the driveway. A friend who was present with her until the last half-hour of the physical inspection was last to arrive a few minutes after client. A verbal report was provided on location as the inspection was conducted and the report is to be delivered via email on Friday. Permission was granted to include David Ellis in the distribution. Your inspector used his HUD key for entry.

The subject property is a HUD foreclosure of approximate year built 1901. It is reported that the home has remained vacant for almost 5 years. Client shared that the seller disclosure states foundation repair / leveling was completed at a cost of \$15,000 and the roof is about 6 years in age. Client ordered all utility supply to home on the day prior to this inspection but the gas supply was not restored due to evidence of a leak and obsolete wiring around the gas furnace in attic. Client stated that she will most probably convert water heater and furnace to electric and have the gas supply properly terminated. At conclusion of the inspection verbal reporting client was advised that it may be more cost effective to engage a general contractor for repairs since almost every trade (i.e. licensed electrician, plumber, HVAC, roof, window and siding) will be recommended within this report.

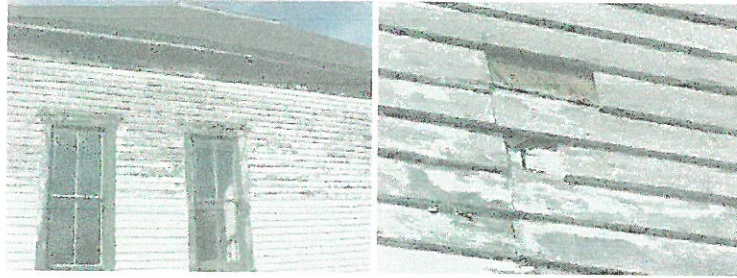
Additional disclosures pertaining to this Property Inspection Report can be found in the pre-inspection business disclosure (Agreements and Limitations document) found in the Report Folder provided by Lenders Choice. That disclosure also serves as your invoice for today's inspection performed by Lenders Choice.

This concludes additional comments made by your inspector.



I	NI	NP	R	Inspection Item
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should be repaired before coverings are installed. A qualified general contractor or professional should be consulted in this regard.



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F. Ceilings & Floors

Comments:

Water staining was noted in kitchen (ceiling). The cause for the staining should be determined and repairs undertaken, if necessary, to prevent structural damage.

Isolated water damage was noted around interior windowsills in front SE bedroom and isolated ceiling locations. Repairs should be undertaken to prevent further damage to the structure.



Evidence of patching was detected in various locations.

Minor cracks were noted in various locations. This condition is mainly cosmetic in nature and should be patched.

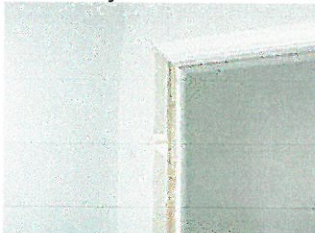
Larger than typical cracks were noted in some locations. This condition could indicate greater than normal movement within the structure and have to be assumed present before the foundation was repaired.

Loose or weakened finishes were detected in isolated locations. This should be repaired to prevent further damage.

I	NI	NP	R	Inspection Item
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Missing and/or damaged interior door trim should be repaired or replaced as necessary in isolated locations.



The glass panel interior doors at front room does not have an etch identifying glass as tempered safety glass. Safety glass is required at hazardous locations and these doors appear to be from a time prior to this requirement. Missing glass should also be replaced in these doors where needed.

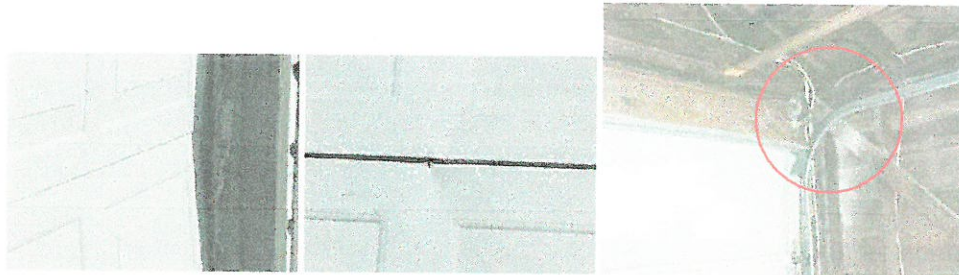


The vandal damaged (rear) passage door to detached garage will most likely require replacement for security reasons.



Damaged overhead door panels (detached garage) will require repair or replacement to restore proper operation of door and seal. This door could not be raised or garage door opener operated on the day of this inspection with interior "spring coil" detached from door. The overhead garage door is currently inoperable and not safe to attempt.

I	NI	NP	R	Inspection Item
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General trimming and hardware adjustments will be required at several locations to restore proper door operations.

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H. Windows

Comments:

There are 2 wood windows along the East Side of home and 4 wooden windows on West Side. Exterior trim is damaged (moisture) or missing in most every location. Most (if not all) of the wood windows have broken sash cords with weight in wall detached. They are screwed or nailed shut in most locations and combined most of them are inoperable.



Same exterior trim missing or moisture damage exists at the replacement windows and some along the East exterior have damage mullions from what appears to be prior hail damage.



Most (all but one or two) of the window screens are missing and will require replacement unless located in storage.

A window professional should be consulted for further evaluation and/or bid for repair. It may be more cost effective to replace the windows than to attempt repair. It is a fire safety violation if at least one window of appropriate height and dimensions is not operable in each sleeping room (bedroom) as a secondary escape in the event of fire.

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I. Fireplace/Chimney

Uniform Residential Appraisal Report

File # 491-627327

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 501 MUNSON STREET City ROCKWALL State TX Zip Code 75087-3823
 Borrower 491-627327 Owner of Public Record U.S. DEPT OF HUD County ROCKWALL
 Legal Description MONNIE RODGERS SUBDIVISION, LOT 1
 Assessor's Parcel # 44430000001000R Tax Year 2005 R.E. Taxes \$ 2,505.75
 Neighborhood Name RODGERS Map Reference 20C.R. Census Tract 0403.02

SUBJECT
 Occupant Owner Tenant Vacant Special Assessments \$ 0.00 PUD HOA \$ N/A per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) DEPT. OF HUD REO APPRAISAL
 Lender/Client Southwest Alliance of Asset Managers Address 5040 ADDISON CIRCLE SUITE 300 ADDISON, TX 75001
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). The subject was listed for \$64,000 beginning 9/2/05 for 248 days. According to the contract they recently received fell threw. NO other activity was found in the last 3 years. Per mls/tax records.
 I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. N/A

CONTRACT
 Contract Price \$ N/A Date of Contract N/A Is the property seller the owner of public record? Yes No Data Source(s) N/A
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid. N/A

NEIGHBORHOOD
Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	75% %		
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5% %		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	50+-	Low	NEW	Multi-Family	5% %	
Neighborhood Boundaries THE SUBJECT IS BOUND ON THE NORTH BY HIGHWAY 66, ON THE SOUTH BY YELLOW JACKET RD., ON THE EAST BY RENFRO AND ON THE WEST BY GOLIAD.		200+-	High	75+-	Commercial	5% %	
Neighborhood Description OVERALL CONVENIENCE TO EMPLOYMENT, SHOPPING, SCHOOLS, ECT. IS CONSIDERED AVERAGE BASED ON THE PROXIMITY TO MAJOR ARTERIES. COMPATIBILITY AND CONFORMITY ARE ALSO AVERAGE COMPARED TO NEARBY COMPETING NEIGHBORHOODS.		80+-	Pred.	50+-	Other	10% %	

Market Conditions (including support for the above conclusions) FHA, VA, CONVENTIONAL, AND OWNER FINANCE ARE TYPICAL METHODS OF FINANCING FOR THE AREA. INTEREST RATES FOR THE AREA ARE AVAILABLE AT 5-7%. DISCOUNT POINTS IN THE AREA RANGE FROM 0-4.

SITE
 Dimensions 137 x 100 Area 13,700 Sq.Ft./PER TAX Shape RECTANGULAR View SINGLE FAMILY
 Specific Zoning Classification A1-RESIDENTIAL Zoning Description SINGLE FAMILY RESIDENTIAL
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street ASPHALT	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>	Alley NONE	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 4805470005C FEMA Map Date 6/16/1992
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
 NO ADVERSE EASEMENTS OR ENCROACHMENTS NOTED. A SURVEY AND TITLE POLICY ARE RECOMMENDED FOR FINAL DETERMINATION.

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	PIER & BEAM/FAIR	Floors	CPT,HWD,VIN/*
# of Stories ONE	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	SIDING/FAIR	Walls	SHEETROCK/*
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area N/A sq.ft.	Roof Surface	COMP./AVG.	Trim/Finish	WOOD/*
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish N/A %	Gutters & Downspouts	NONE	Bath Floor	CPT,VIN/*
Design (Style) TRADITIONAL	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	WOOD/FAIR	Bath Wainscot	TILE/* *-AVG COND
Year Built 1950*	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	NONE	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 40	<input type="checkbox"/> Dampness <input checked="" type="checkbox"/> Settlement	Screens	NONE	<input checked="" type="checkbox"/> Driveway	# of Cars 2
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) #	Driveway Surface	ROCK
<input checked="" type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs <input type="checkbox"/> Other	Fuel GAS	<input type="checkbox"/> Fireplace(s) #	<input type="checkbox"/> Fence	<input checked="" type="checkbox"/> Garage	# of Cars 2
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Carport	# of Cars
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	<input type="checkbox"/> Att.	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in

IMPROVEMENTS
 Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: 6 Rooms 3 Bedrooms 2 Bath(s) 1,770 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.). 6 ROOMS EXCLUDES BATHROOMS, LIVING AREA ROOM ARE AS FOLLOWS: 3 BEDROOMS, 1 LIVING, 1 KITCHEN, 1 DINING.
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). DEPRECIATION WAS BASED ON AN EFFECTIVE AGE OF 40. THE SUBJECT WAS CONSIDERED IN FAIR MARKETABLE CONDITION. (SEE ADDENDUM FOR REPAIRS).

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe
 THE APPRAISER DOES NOT IMPLY KNOWLEDGE BEYOND WHAT IS CLEARLY APPARENT. RELY ON PROFESSIONAL INSPECTIONS AS NEEDED. THE APPRAISER IS NOT A HOME INSPECTOR, STRUCTURAL ENGINEER OR ENVIRONMENTAL INSPECTOR. THE APPRAISER NOTED SLOPING FLOORS, STICKING DOORS, INTERIOR CRACKS WHICH INDICATED SETTLEMENT. (SEE COMMENTS FOR OTHER REPAIRS).
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe
 THE PROPERTY CONFORMS TO THE NEIGHBORHOOD.

Subject Photo Page

Borrower/Client 491-627327			
Property Address 501 MUNSON STREET			
City ROCKWALL	County ROCKWALL	State TX	Zip Code 75087-3823
Lender Southwest Alliance of Asset Managers			



Subject Front

501 MUNSON STREET
 Sales Price N/A
 Gross Living Area 1,770
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2
 Location RODGERS
 View SINGLE FAMILY
 Site 13,700/CORNER
 Quality SIDING/AVG.
 Age 56

PHOTOGRAPHER: PAM O'NEAL
 DATE TAKEN: MAY 22, 2006



Subject Rear



Subject Street

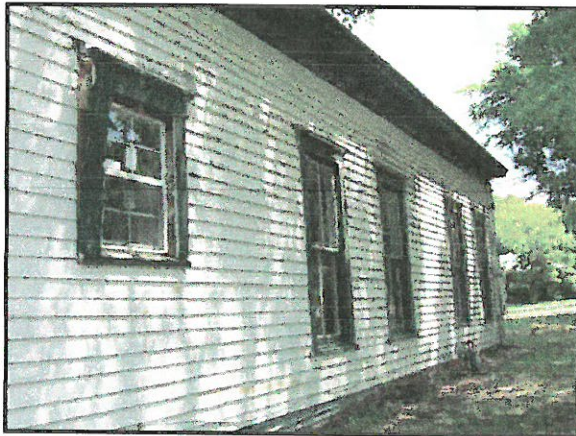
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Lender Southwest Alliance of Asset Managers			



SIDE OF SUBJECT

501 MUNSON STREET
Sales Price N/A
Gross Living Area 1,770
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2
Location RODGERS
View SINGLE FAMILY
Site 13,700/CORNER
Quality SIDING/AVG.
Age 56



SIDE OF SUBJECT



INTERIOR OF SUBJECT

Store Search

in titles & descriptions

Search

Store Categories

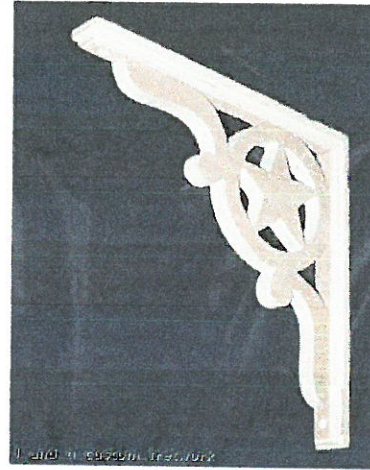
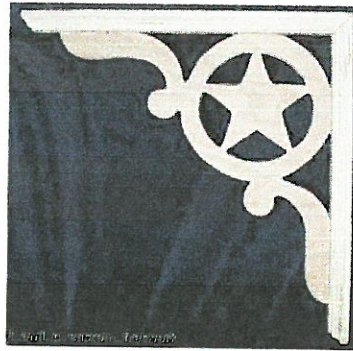
- Store home
- Gingerbread Trim Sale Sets
- Bracket and Pendant Sets
- Gingerbread Gable End Trim
- Ornamental Header Trim
- Pine Brackets
- Cedar Exterior Finish Trim
- Gingerbread Fretwork Brackets
- Victorian Corbel Brackets
- Screen Door & Window Trim
- Gingerbread STAR Trim
- Victorian Fretwork HEART Trim
- Gingerbread Porch Trim
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Star Trim Brackets

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1.25 INCH WIDE FRAME

Handmade from 3/4 inch Oak Plywood with predrilled holes for easy mounting



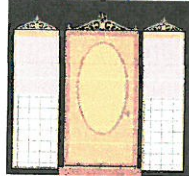
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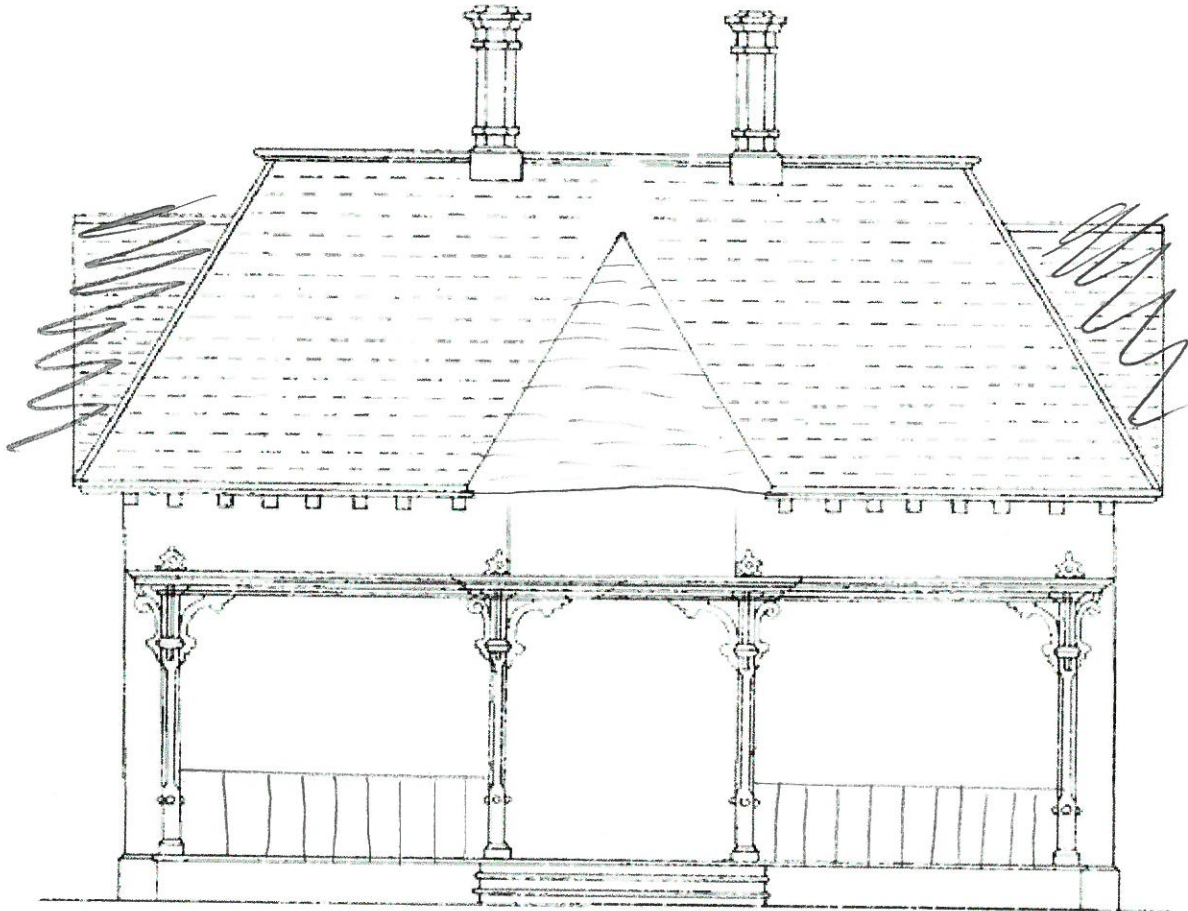
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Victorian House #4

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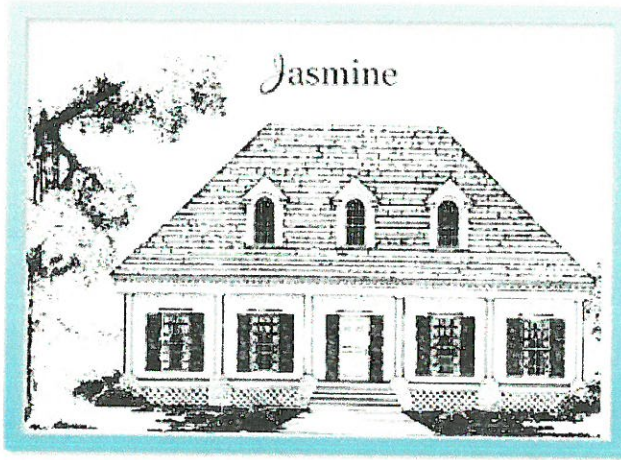
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CC1689

The gracious homes of Southern Louisiana inspired this down-home design. A wide front gallery that runs the length of the house shades the front windows and contributes additional living space for much of the year.

An expansive great room opens onto a secluded rear porch. Transom-topped French doors give light and facilitate circulation. The master bedroom and breakfast room also open onto this quiet retreat, which could be easily glassed in for year-round living.

SQUARE FOOTAGE	1689
FIRST FLOOR	1196
SECOND FLOOR	493
CEILING HEIGHT	
FIRST FLOOR	9
SECOND FLOOR	8
OVERALL DIMENSIONS	
WIDTH	50
DEPTH	39

Floor Plan
First Floor

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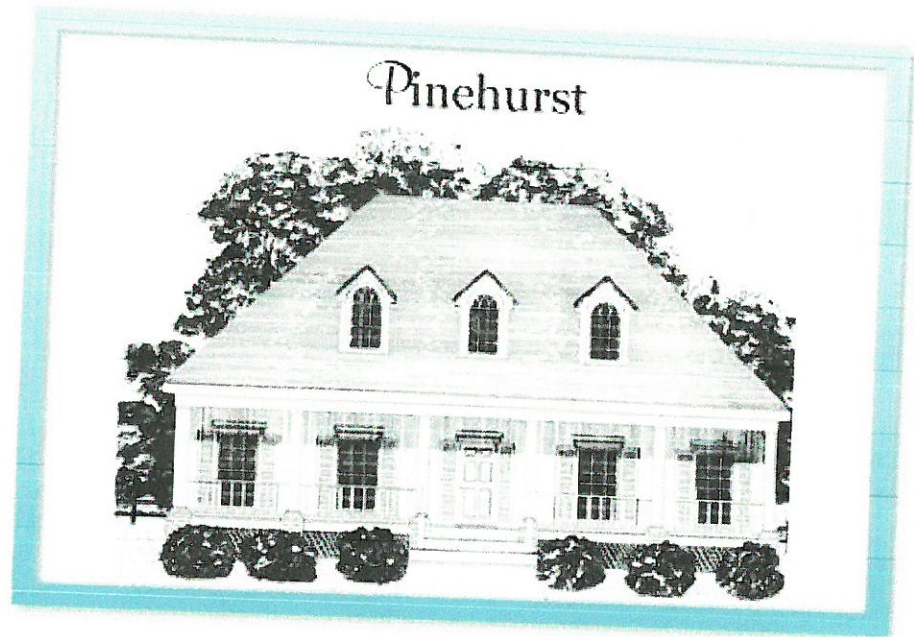
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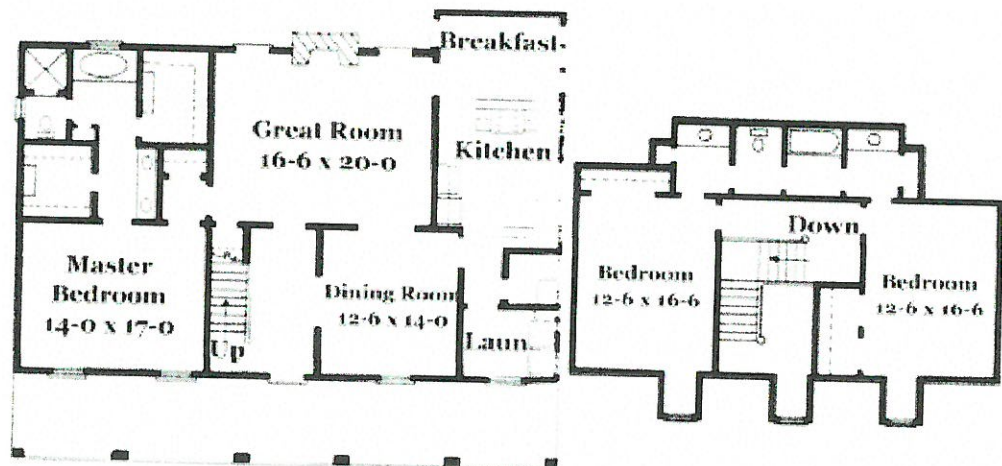


LA 2458

Pinehurst's broad porch and fine lattice work are only two of the many characteristics which make this gracious home an excellent replication of historic form. The Gothic pattern of the three dormer windows enhances the appeal of this traditional design. A large window lightens the breakfast and kitchen areas while two French doors illuminate the great room.

The master suite has a luxurious bath and two spacious closets. Two large bedrooms, which share a compartmentalized bath, occupy the upstairs.

SQUARE FOOTAGE	2458
FIRST FLOOR	1648
SECOND FLOOR	810
CEILING HEIGHT	
FIRST FLOOR	9
SECOND FLOOR	8
OVERALL DIMENSIONS	
WIDTH	58
DEPTH	71





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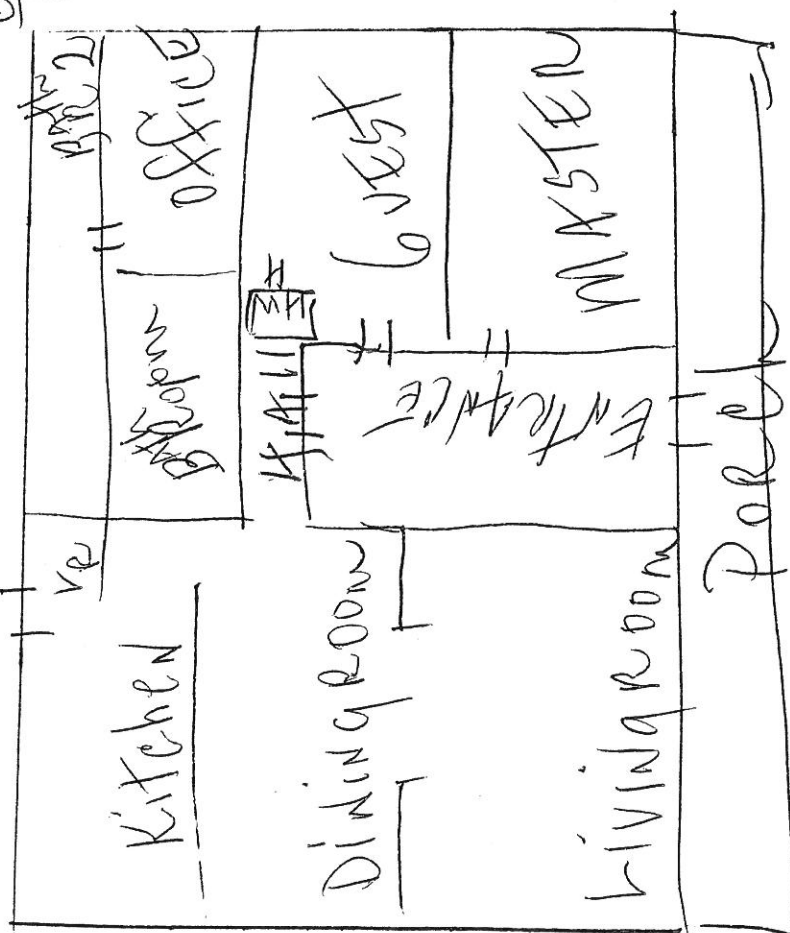
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Tyler St

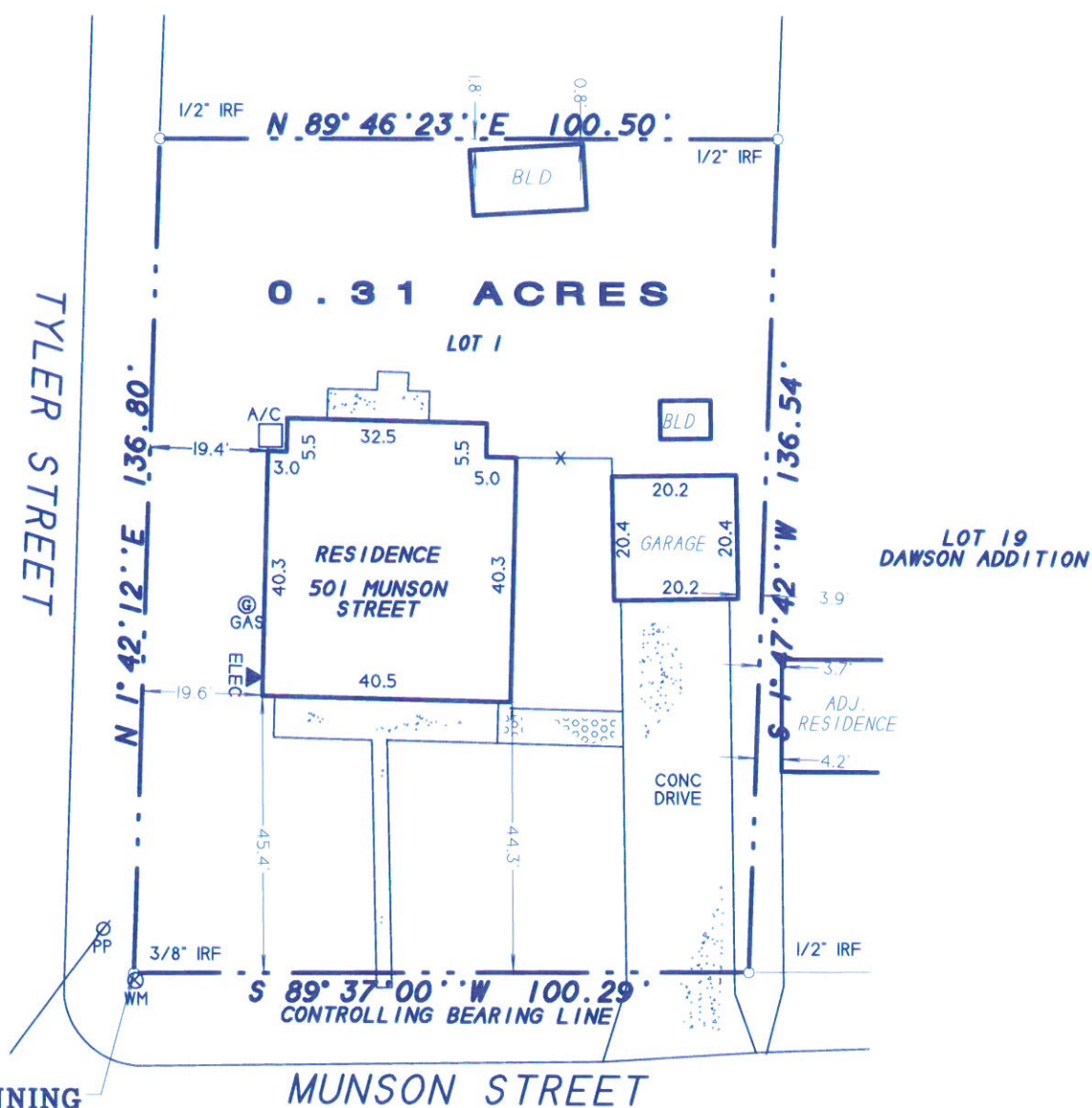
Garage

GATE

MISSOURI



LOT 2



DESCRIPTION

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 known as Lot 1 of MONNIE ROGERS SUBDIVISION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Cabinet A, Slide 27 of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the Southwest corner of said Addition, said point being at the intersection of the North right-of-way line of Munson Street and the East right-of-way line of Tyler Street;

THENCE N. 01 deg. 42 min. 12 sec. E. along the East right-of-way line of Tyler Street, a distance of 136.80 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 46 min. 23 sec. E. a distance of 100.50 feet to a 1/2" iron rod found for corner;

THENCE S. 01 deg. 47 min. 42 sec. W. a distance of 136.54 feet to a 1/2" iron rod found for corner in the North right-of-way line of Munson Street;


THENCE S. 89 deg. 37 min. 00 sec. W. (Controlling bearing line) along said right-of-way line, a distance of 100.29 feet to the POINT OF BEGINNING and containing 0.31 acres of land.

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."
- 4) THE FOLLOWING EASEMENTS DO NOT APPEAR TO LIE ON THIS LOT: (i) V. 114, P. 553

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 JACKSON LAW FIRM, CHOICE MORTGAGE, and KRISTENA S. HARGROVE at 501 MUNSON 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 2nd day of November, 2006.


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



SYMBOL LEGEND				
TELEVISION CABLE RISER	GAS METER	PHONE RISER	FIRE HYDRANT	POWER POLE
ELECTRIC METER	SUBSURFACE JUNCTION BOX	WATER METER	1/2" IRF FOUND (CORNER)	PROPANE TANK
FENCE	AIR COND UNIT	LIGHT POLE	PROPANE TANK	PROPANE TANK
PROPERTY LINES				

SURVEY ACCEPTED BY:

DATE _____

DATE _____

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

SURVEY DATE NOVEMBER 2, 2006
 SCALE 1" = 30' FILE # 20061740
 CLIENT HARGROVE GF #TC06-327178

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



City of Rockwall
The New Horizon

1/19/2007

Kris Hargrove
4214 Scott Drive
Rowlett, TX 75088

RE: H2007-001
501 Munson
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 1/18/2007. 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. Adherence to the standards and regulations of the Building Inspection Department.*
- 2. The width of the skirting be determined before approval.*
- 3. The height of the porch railing be determined before approval.*
- 4. The height and width of the shutters should be proportional to the window.*

On January 18, 2007, the Historic Preservation Advisory Board approved the C of A with the following conditions by a vote of 4-0:

- 1. Porch railing to be a maximum 28" in height.*
- 2. Porch rail support post to be turn-post balustrades.*
- 3. All four porch columns to be 8" x 8" and flat/square.*
- 4. Concrete sidewalk in front yard to be a maximum of 3' in width.*
- 5. The height and width of the shutters should be proportional to the window and appear as if they could close over the window.*
- 6. Hardiboard used for the skirting to match the existing wood siding in finish and reveal.*
- 7. The storm door located at the front to be wood frame.*

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