

*Concorde & Greenriches Investments, LLC*  
*(General Contractors)*

*Anthony Wilson*

*133 Kirkhaven Drive, Rockwall, TX 75032*

*Telephone: (214) 662-3834*

*Facsimile: (972) 771-2798*

*Email: [uwemabasi@gmail.com](mailto:uwemabasi@gmail.com)*

## OLD TOWN ROCKWALL HISTORIC DISTRICT REGISTRY 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 use the attached "continuation sheet".

<b>Address of Property:</b> _____ (address or legal description)				
<b>Street Address</b>				
<u>Rockwall</u> City	<u>Texas</u> State	<u>75087</u> Zip Code	<u>Rockwall</u> County	
Name of Property, If Applicable: _____ (name of Structure or Addition name)				
Has the building been moved? No <input checked="" type="checkbox"/> Yes _____ If yes, when was the property moved? _____ (mm/dd/yr -if known, otherwise, the year moved is sufficient)				
Name of Historic District: <u>OLD TOWN ROCKWALL HISTORIC DISTRICT</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)				
Property Owner: <u>ROBERT + RITA NORBURY</u>		Street Address: <u>408 MUNSON ST</u>		
<u>Rockwall</u> City	<u>Tx</u> State	<u>75087</u> Zip	<u>Rockwall</u> County	<u>972-472-4801</u> Telephone Number
Authorized Contact: _____ (if different from Owner)		Street Address: _____		
_____ City	_____ State	_____ Zip	_____ County	_____ Telephone Number
Description of Property Appearance (architectural style, square footage,...etc.):				
Statement of Significance (year built, historical context,...etc.)				
Owner's Signature <u>Robert Norbury Rita Norbury</u> Date: _____		City of Rockwall Use Only:		
		Project Number <u>H2007-009</u>		

**- EXHIBIT (2) -**

**OLD TOWN 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>408 MUNSON ST</u> (address or legal description) <b>Street Address</b>				
<u>Rockwall</u> <b>City</b>	<u>Texas</u> <b>State</b>	<u>75087</u> <b>Zip Code</b>	<u>Rockwall</u> <b>County</b>	
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<b>Property Owner:</b> <u>ROBERT + RITA NORBURY</u>		<b>Street Address:</b> <u>408 MUNSON ST</u>		
<u>Rockwall</u> <b>City</b>	<u>TX</u> <b>State</b>	<u>75087</u> <b>Zip</b>	<u>Rockwall</u> <b>County</b>	<u>972 722 4801</u> <b>Telephone Number</b>
<b>Authorized Contact:</b> _____ (if different from Owner)		<b>Street Address:</b> _____		
<u>Rockwall</u> <b>City</b>	<u>TX</u> <b>State</b>	<u>75087</u> <b>Zip</b>	<u>Rockwall</u> <b>County</b>	<u>972 722 4801</u> <b>Telephone Number</b>
<b>Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.):</b>  <u>GARAGE</u>				
<b>Owner's Signature</b> <u>Robert Norbury Rita Norbury</u>		<b>City of Rockwall Use Only:</b>		<b>H2003 -</b>
				Project Number



# City of Rockwall

Building Inspection  
 385 S. Goliad St.  
 Rockwall, TX 75087  
 (972) 771-7709

Inspection Request Line (972) 771-7760

Permit #

CONSTRUCTION ADDRESS <b>408 Munson</b>				TYPE OF PERMIT				
SUBDIVISION			ZONING	LOT	BLOCK			
BUILDING OWNER <b>ROBERT &amp; RITA NORBURY</b>		MAIL ADDRESS <b>408 MUNSON STREET, ROCKWALL</b>		CITY, STATE, ZIP		PHONE # <b>972-772-4801</b>		
GENERAL CONTRACTOR		MAIL ADDRESS		CITY, STATE, ZIP		PHONE #		
ELECTRICAL CONTRACTOR		MAIL ADDRESS		CITY, STATE, ZIP		PHONE #		
PLUMBING CONTRACTOR		MAIL ADDRESS		CITY, STATE, ZIP		PHONE #		
MECHANICAL CONTRACTOR		MAIL ADDRESS		CITY, STATE		PHONE #		
BUILDING INFORMATION								
1 <sup>st</sup> floor SF: <b>457.71</b>	2 <sup>nd</sup> floor SF	Garage	Covered Porch:	Covered Patio:	Total SF	Height	Lot Size	Plan #:
PERMIT DESCRIPTION: <b>Detached Garage</b>								
CITY REMARKS/DESC:								
<p><b>NOTICE TO APPLICANT:</b> THIS PERMIT IS ISSUED ON THE BASIS OF INFORMATION FURNISHED IN THIS APPLICATION AND ON ANY SUBMITTE AND IS SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY OF ROCKWALL CODE OF ORDINANCES AND ANY OTHER APPLICABLE ORDINANCE. THIS PERMIT IS ISSUED ONLY FOR THE PURPOSE OF ALLOWING CONSTRUCTION OF A BUILDING OR STRUCTURE CONFORMING CODES AND DORDIANCS OF THE CITY, REGARDLESS OF INFORMATION AND/OR PLANS SUBMITTED.</p>								
<p><b>SCOPE OF PERMIT:</b> FOR NEW BUILDINGS AND FOR ADDITIONS TO EXISTING BUILDINGS, THIS PERMIT AUTHORIZES ALL STRUCTURAL, PLUMBING, ELECTRICAL, MECHANICAL, WORK TO BE PERFORMED IN THE CONSTRUCTION OF THE BUILDING OR STRUCTURE AT THIS ADDRESS, IF DONE AT THE SAME TIME OF INITIAL CONSTRUCTION. NO SEPARATE SUBCONTRACTOR PERMITS ARE NEEDED FOR THOSE TRADES. HOWEVER, THE PERMIT HOLDER IS REQUIRED TO USE ONLY SUBCONTRACTORS LICENSES, REGISTERED, OR BONDED BY THE CITY OF ROCKWALL WHERE SUCH REQUIREMENT IS APPLICABLE.</p>								
I HEREBY ACCEPT ALL CONDITIONS HEREIN ABOVE MENTIONED AND CERTIFY THALL ALL ST ATEMENTS HERIN RECORDED BY ME ARE TRUE: <b>ANTHONY WILSON</b> AGENT OR APPLICANT <b>8/17/2007</b> (DATE) Subject property is _____ or is not _____ within the flood hazard area. Required lowest floor elevation is _____.				<b>ESTIMATED VALUE: X</b>				
CITY APPROVAL   (DATE)				Building Permit		\$ _____		
				Water Meter Deposit		\$ _____		
				Meter Installation		\$ _____		
				Sewer Service		\$ _____		
				Water Impact Fees		\$ _____		
				Sewer Impact Fees		\$ _____		
				Siren Fee		\$ _____		
Contractor Registration Certificate of Occupancy Total Fees				\$ _____ \$ _____ \$ _____				



# 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):

⑤ \$9000

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⑥ 1 Month Oct 20<sup>th</sup>

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⑦ Garage needed for AUTO'S, YARD & LAWN EQUIPT, & STORAGE

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⑧ House has very little STORAGE ROOM.

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

**AGENDA DATE:** 9/20/2007

**APPLICANT:** Concorde & Greenriches Invest

**AGENDA ITEM:** H2007-009; 408 Munson Detached Garage

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Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Robert and Rita Norbury for a detached garage located in the rear yard of 408 Munson Street St (Eppstein, Block A, Lot Pt of 4 5 6). The tract is zoned (SF-7) Single Family district and identified as a "Medium Contributing Property".

**BACKGROUND INFORMATION:**

The applicants Robert and Rita Norbury have submitted a Certificate of Appropriateness' application for a detached garage located in the rear yard of 408 Munson Street St (Eppstein, Block A, Lot Pt of 4 5 6). The tract is zoned (SF-7) Single Family district and identified as a "Medium Contributing Property".

The applicant has proposed to construct a new 462 sq. ft. (21'X 22') garage along Tyler Street. The proposed exterior materials, hardi-board siding and composite shingles, are consistent with the exterior materials for the existing house. Staff feels the exterior materials for the proposed detached garage should be compatible with the existing home as defined in section III. BUILDING STANDARDS, C. Building Façade and Materials, 6.

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

The proposed garage has one 16 ft. garage door facing Tyler, one window and one exterior door on the north (right) elevation facing the existing house.

The garage is limited to a maximum height of 15 feet and must be setback behind the front building facade of the house 20 ft. The carport appears to meet all the requirements of the Single-Family (SF-7) zoning district. The applicant must obtain a building permit from the City of Rockwall Building Inspections Department prior to construction.

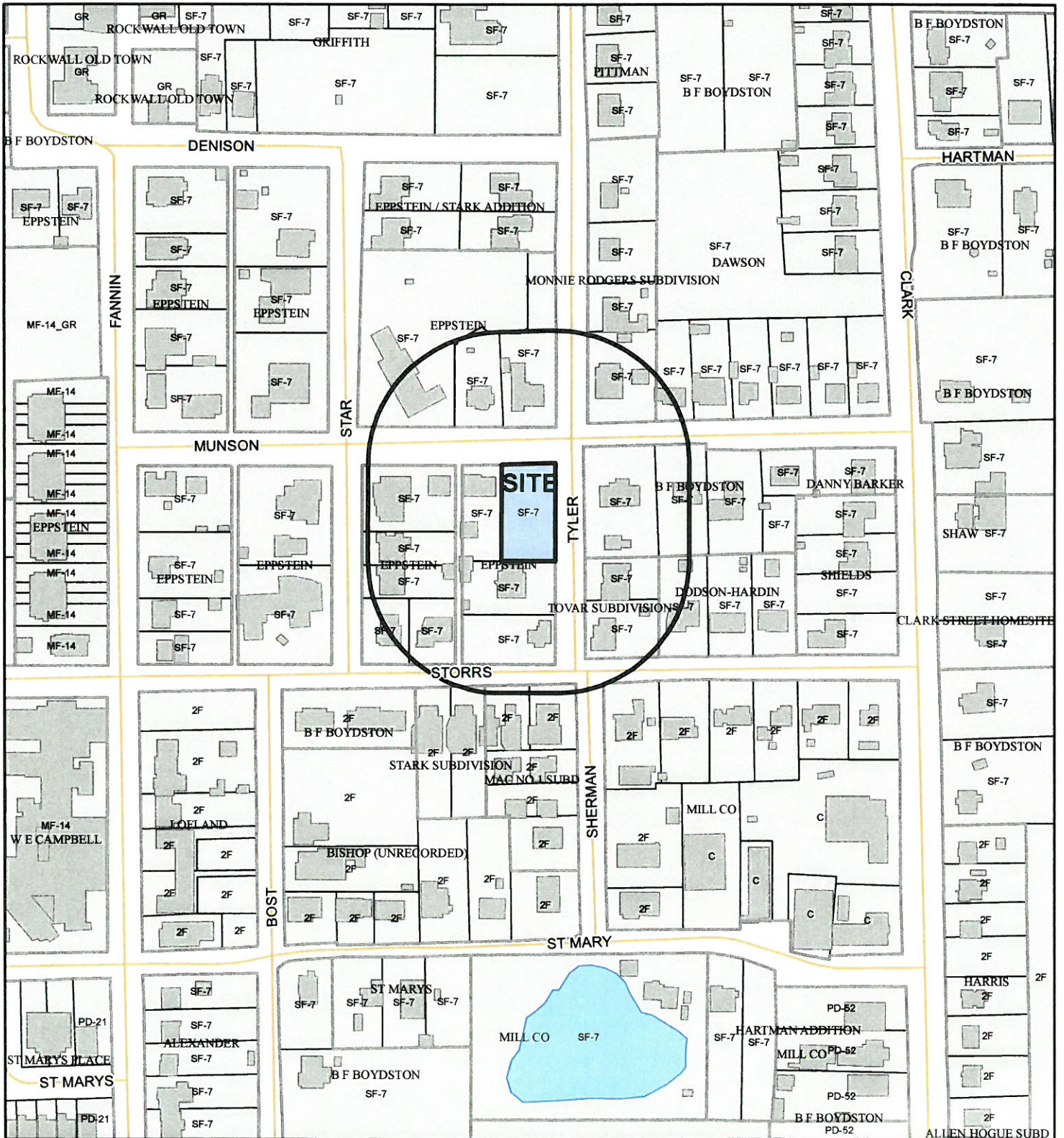
**RECOMMENDATIONS:**

Staff Recommends approval of the request with the following conditions:

1. The maximum height of the garage not exceed 15'.
2. The garage be setback a minimum of 20' behind the existing house front facade.



**Legend**



**H2007-009**  
**408 Munson Detached garage**

August 28, 2007  
0 65 130 260 Feet

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.

















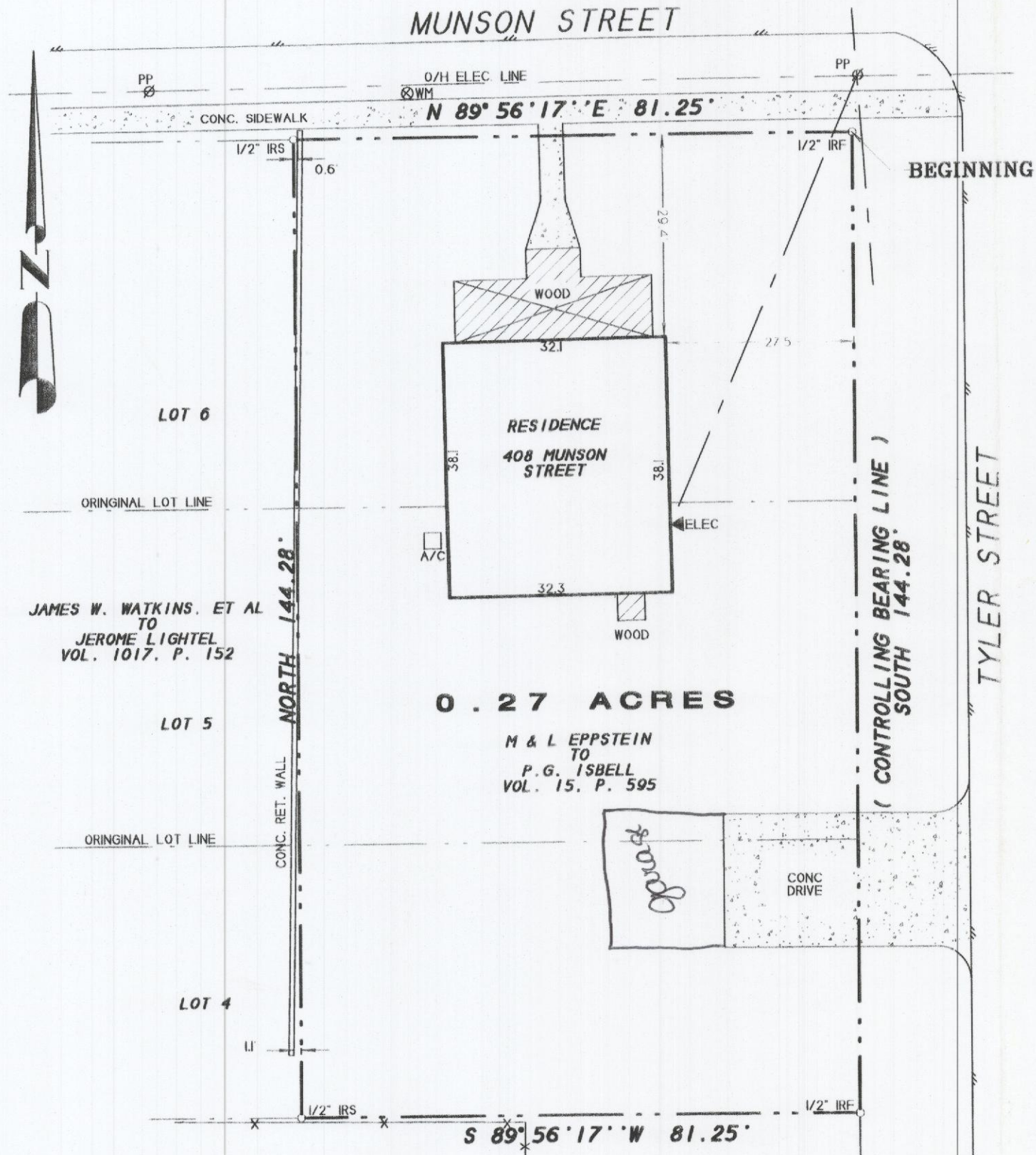












DESCRIPTION

BEING a part of Lots 4, 5 and 6, Block A of EPPSTEIN ADDITION, an Addition to the City of Rockwall, Texas, according to the Plat thereof recorded in Volume L, Page 386 of the Deed Records of Rockwall County, Texas, and being a part of that tract of land as described in a Warranty deed from M & L. Eppstein to P.G. Isbell, dated September 14, 1915 and being recorded in Volume 15, Page 595 of the Deed Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the South right-of-way line of Munson Street and the West right-of-way line of Tyler Street, at the Northeast corner of said Lot 6, Block A;

THENCE SOUTH (Controlling bearing line) along the West right-of-way line of Tyler Street, a distance of 144.28 feet to a 1/2" iron rod found for corner;

THENCE S. 89 deg. 56 min. 17 sec. W. a distance of 81.25 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner;

THENCE NORTH a distance of 144.28 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the South right-of-way line of Munson Street;

THENCE N. 89 deg. 56 min. 17 sec. E. along said right-of-way line, a distance of 81.25 feet to the POINT OF BEGINNING and containing 0.27 acres of land.

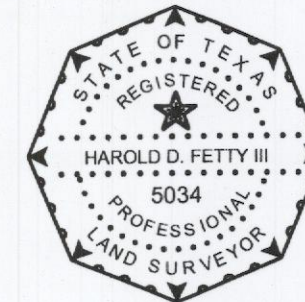
NOTES

- 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."

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 NORTH AMERICAN TITLE COMPANY, INTEGRITY MORTGAGE CORP., and ROBERT G. & RITA M. NORBURY at 408 Munson Street, City of 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 March, 2007.

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



SYMBOL LEGEND				
TV	GAS	TEL	FH	PP
TELEVISION CABLE RISER	GAS METER	PHONE RISER	FIRE HYDRANT	POWER POLE
ELEC	TU ELEC	W	1/2" IRF	
ELECTRIC METER	BOX	WATER METER	IRON ROD FOUND (CORNER)	
X	FENCE	SUBSURFACE JUNCTION BOX	A/C	LP
		PROPANE TANK	PROPANE TANK	

SURVEY DATE: MARCH 2, 2007  
 SCALE: 1" = 20' FILE # 20042120  
 CLIENT: NORBURY GF #14707-07-00139

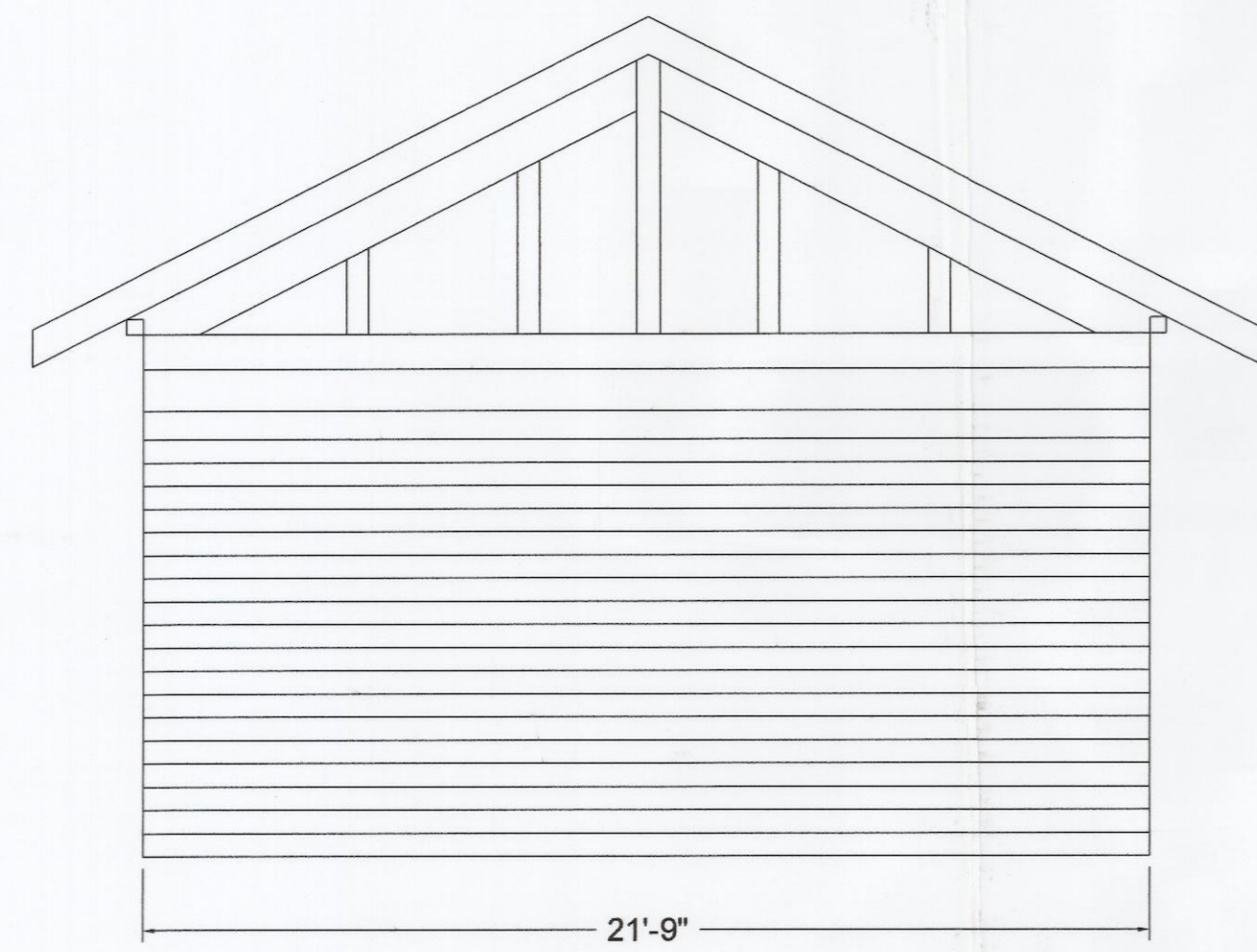
**R.S.C.I.**  
 ROCKWALL SURVEYING CO., INC. LAND SURVEYING

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

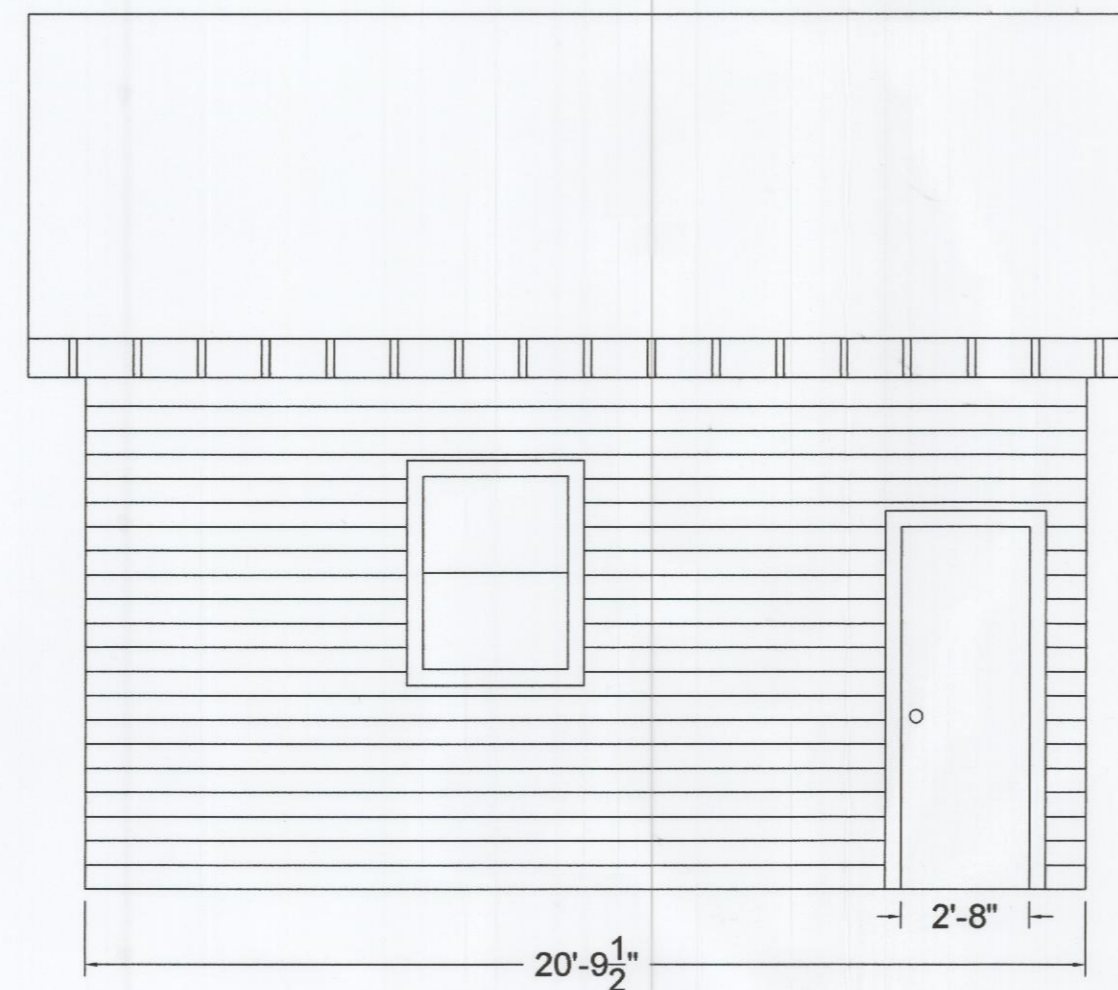
APPROVED BY:  
*[Signature]* DATE 3-16-07  
*[Signature]* DATE 3-16-07

HANKINS INVESTMENTS, INC  
 TO  
 CARY LECOUR & MARISA SCHEXNAYDER  
 VOL. 3508. P. 38

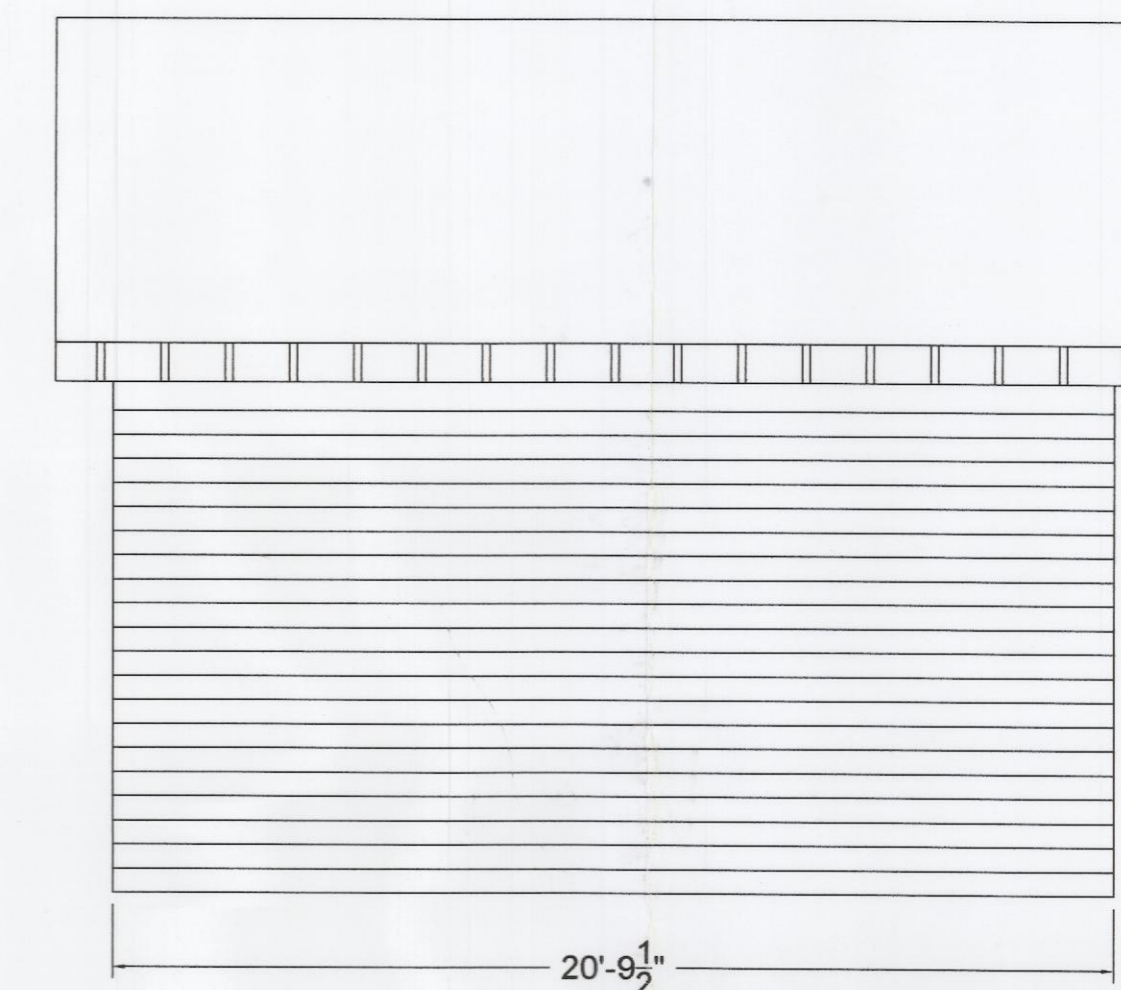




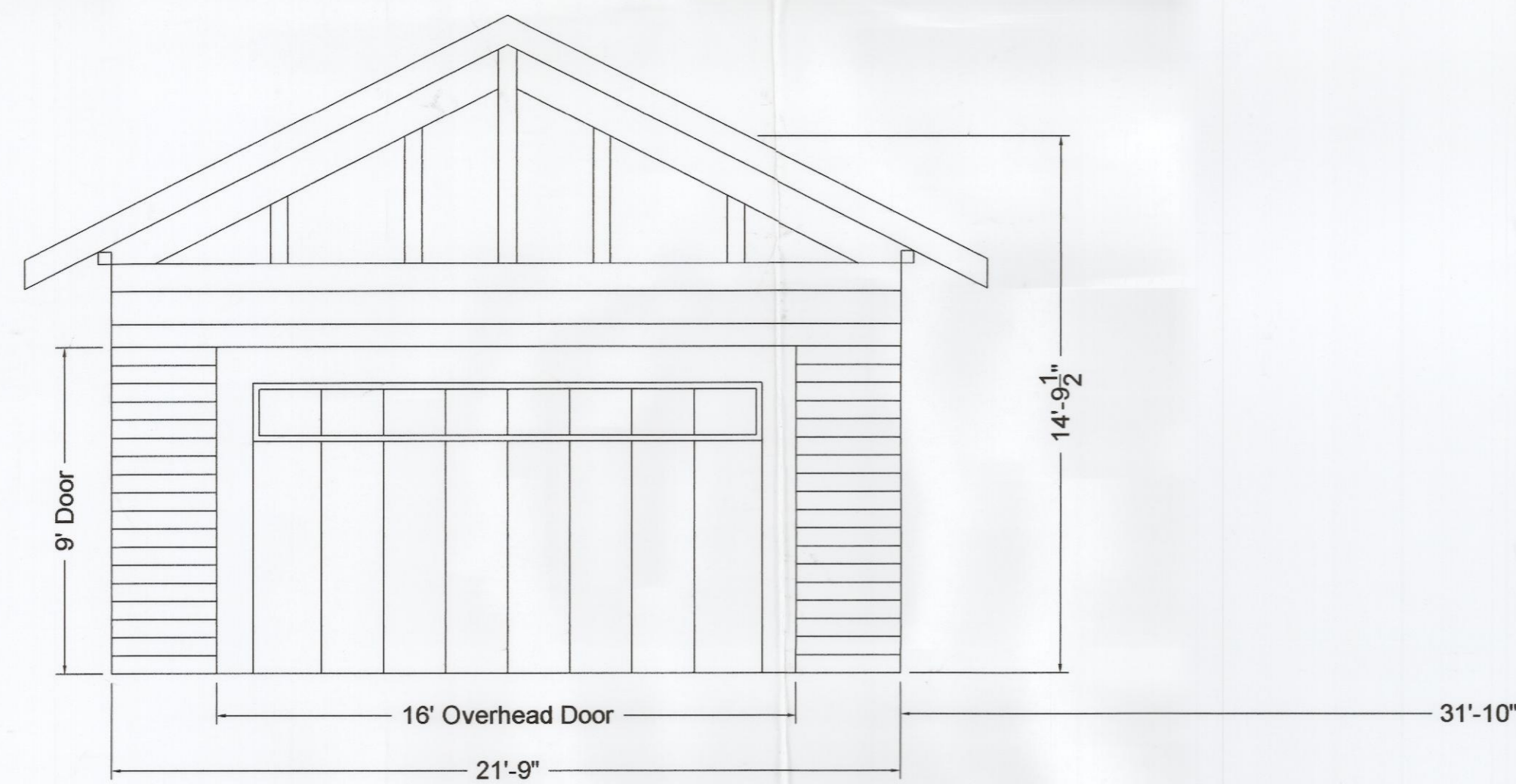
REAR GARAGE ELEVATION



RIGHT GARAGE ELEVATION



LEFT GARAGE ELEVATION



FRONT GARAGE ELEVATION



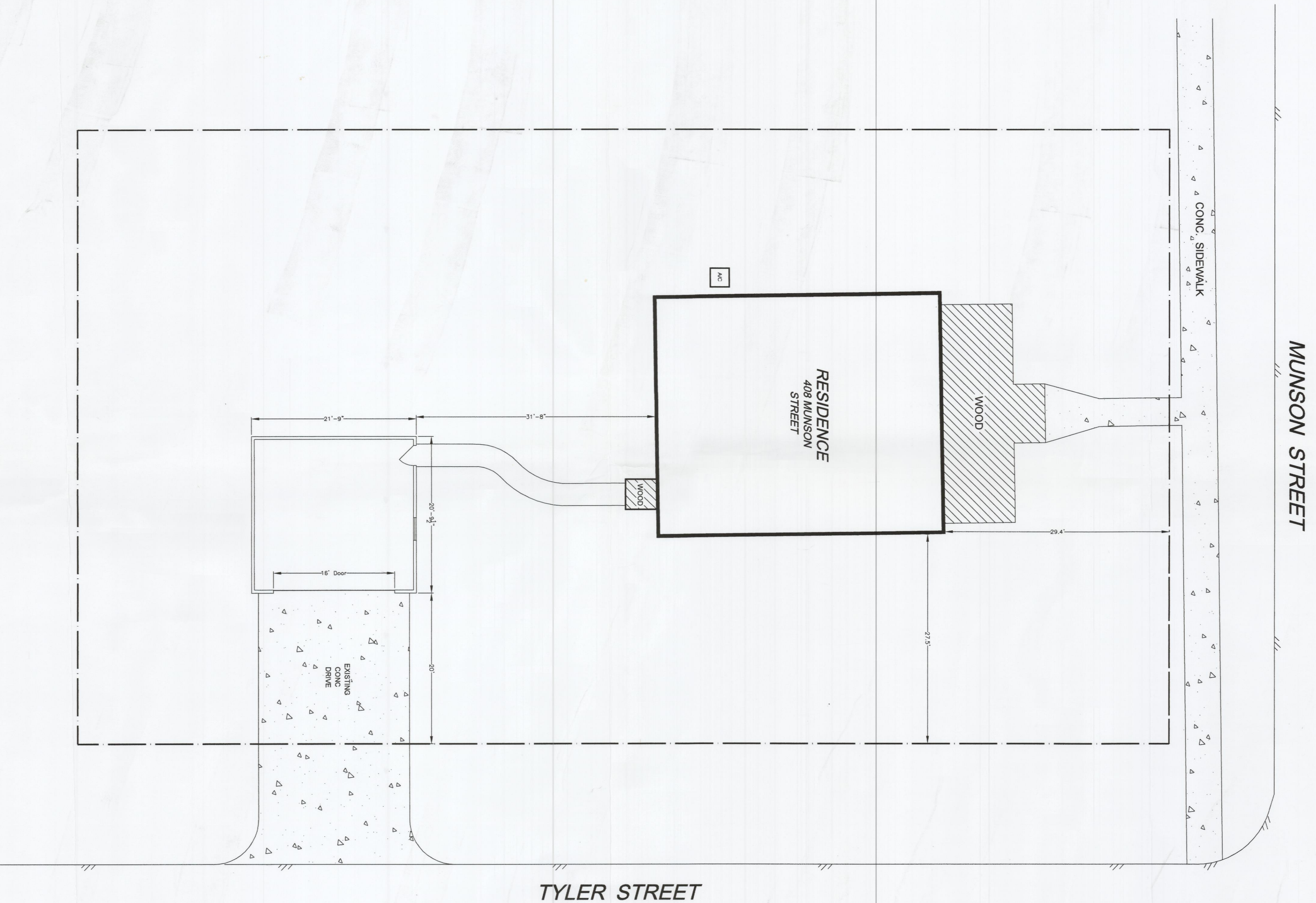
LEFT ELEVATION  
RESIDENCE

**AJM Graphics** 915 Whitmore Drive  
Rockwall, Texas 75087  
972-771-9369

**Rob and Rita Norbury**  
408 Munson Street  
Rockwall, Texas 75087

SCALE: 1/4"=1'	APPROVED BY:	DRAWN BY: AJM	DRAWING NUMBER
DATE: 8/14/07	REVISED		SHEET 1





MUNSON STREET

TYLER STREET

**AJM Graphics**  
 915 Whitmore Drive  
 Rockwall, Texas 75087  
 972-771-9369

**Rob and Rita Norbury**  
 408 Munson Street  
 Rockwall, Texas 75087

SCALE: 1/8" = 1'  
 DATE: 8/14/07  
 APPROVED BY:  
 DESIGNED BY: AJM  
 DRAWING NUMBER: SHEET 1





City of Rockwall  
*The New Horizon*

**9/21/2007**

Concorde & Greenriches Invest  
Anthony Wilson  
133 Kirkhaven Dr.  
Rockwall, TX 75032

**RE: H2007-009**  
**408 Munson Detached Garage**  
**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 9/20/2007. 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. The maximum height of the garage not exceed 15'.*

*On September 20, 2007, the Historic Preservation Advisory Board approved the C of A subject to staff conditions by a vote of 4-0 (West and Harper absent).*

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, AICP  
Planning and Zoning  
City of Rockwall