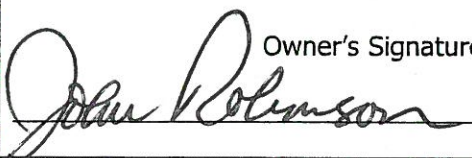


OLD ROCKWALL HISTORIC DISTRICT GUIDELINES

- 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>304 STAR ST</u> Street Address			
City <u>ROCKWALL</u>	State <u>TX</u>	Zip Code <u>75087</u>	County <u>Rockwall</u>
Name of Property, If Applicable: <u>MINE? MY MOTHERS?</u>			
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: _____ _____ 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>JOHN ROBINSON / SVIATLANA KHAMROTAVA</u> Street Address: <u>304 1107 MIDNIGHT</u>			
City <u>ROCKWALL</u>	State <u>TX</u>	Zip Code <u>75087</u>	County <u>Rockwall</u>
Telephone Number (preferably daytime) <u>972 971 0918</u>			
Authorized Contact: _____ (if different from Owner)		Street Address: _____	
City _____	State _____	Zip Code _____	County _____
Telephone Number (preferably daytime) _____			
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.): <u>REPAIR FRONT PORCH, BACK PORCH, LEVEL FOUNDATION</u> <u>REPAIR FOUNDATION ON GARAGE, REPAINT ^{EXISTING} ORIGINAL</u> <u>COLOR (Blue) with white trim. See ATTACHED</u>			
Owner's Signature 		City of Rockwall Use Only: <u>H2008-001</u>	Project Number

REHABILITATION, RESTORATION AND NEW CONSTRUCTION

Prepared by the

Old Rockwall Historic District Planning Committee

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

AGENDA DATE: 6/19/2008

APPLICANT: HUBBARD, PAUL ETUX

AGENDA ITEM: H2008-001; 304 Star St.

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from John Robinson for the alteration/replacement of existing front and back porches, foundation repair, relocation of the existing house on-site from lot 6 to lot 7, and enclosing the garage door opening on the detached garage with an exterior wall at 304 Star (Eppstein Subdivision, Lot 6, 7, & 8). 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:

The applicant, John Robinson has submitted a request for a Certificate of Appropriateness to relocate and restore/renovate the exterior, including the porch, foundation and garage, of the house located at 304 Star St. The subject property is 0.48-acre, zoned (SF-7) Single Family 7 and is a medium contributing property within the Historic District.

The applicant has provided a thorough description of the proposed work to be completed on the residence over the span of the next two years. The outline illustrates the restoration of the front porch, back roof and exterior wall, foundation, water and sewer taps, detached garage, fence, driveway and exterior paint. The applicant has included a preliminary estimate of the construction costs as well.

The applicant is proposing to move the house directly north to sit on the middle of lot 7. Currently it is located on the property line between lots 7 and 6. The Secretary of the Interior's Standards states that retaining the historic relationship between the buildings and their landscape is recommended when relocating a historic structure. The Historic Preservation Guidelines indicate that when relocating within the Historic District the new location will be similar in setting and siting.

When porches are being repaired the Secretary of the Interior's Standards recommends that such is done by reinforcing the historic materials, specifically using compatible substitute materials. The Old Town Historic District Guidelines state that all exterior materials should be compatible to the style and period of the structure, and the manner in which they are used, applied or joined together should be typical of the style and period of the existing structure. The applicant is also repairing the back portion of the

roof, exterior wall, and back decking but will have the same appearance it does now. The above standards will apply to all these improvements as well. The proposed plan includes removing the current fencing and replacing it. A Front Yard Fence permit approved by the City Council will be required.

The converted detached garage is proposed to be finished out as a hobby shop/storage quarters. The structure has already been transformed by the enclosing of the garage door, and opening with a wall and regular pedestrian door and windows. The property owner has submitted an application for a C of A and a Building Permit in order to continue.

An asphalt and or concrete driveway with sidewalks up to the house is proposed to the north of the location of the current driveway location. The existing gravel driveway is proposed to be removed and replaced with sod and landscape. The Old Town Historic Guidelines indicate that the driveway should not exceed a width of ten (10) feet.

Staff feels that this is a judgment call for the Board. We have assessed and presented all applicable material to help in determining the best ruling.

RECOMMENDATIONS:

Staff feels this is a judgment call for the board. If the Board approves that C of A staff would offer the following condition:

1. That any further restoration not listed within the submitted plan be subject to review and to the requirements of the certificate of appropriateness (C of A).

On May 15, 2008, the Historic Preservation Advisory Board continued the public hearing by a vote of 6-0.

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

AGENDA DATE: 5/15/2008

APPLICANT: HUBBARD, PAUL ETUX

AGENDA ITEM: H2008-001; 304 Star St.

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from John Robinson for the alteration/replacement of existing front and back porches, foundation repair, relocation of the existing house on-site from lot 6 to lot 7, and enclosing the garage door opening on the detached garage with an exterior wall at 304 Star (Eppstein Subdivision, Lot 6, 7, & 8). 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."

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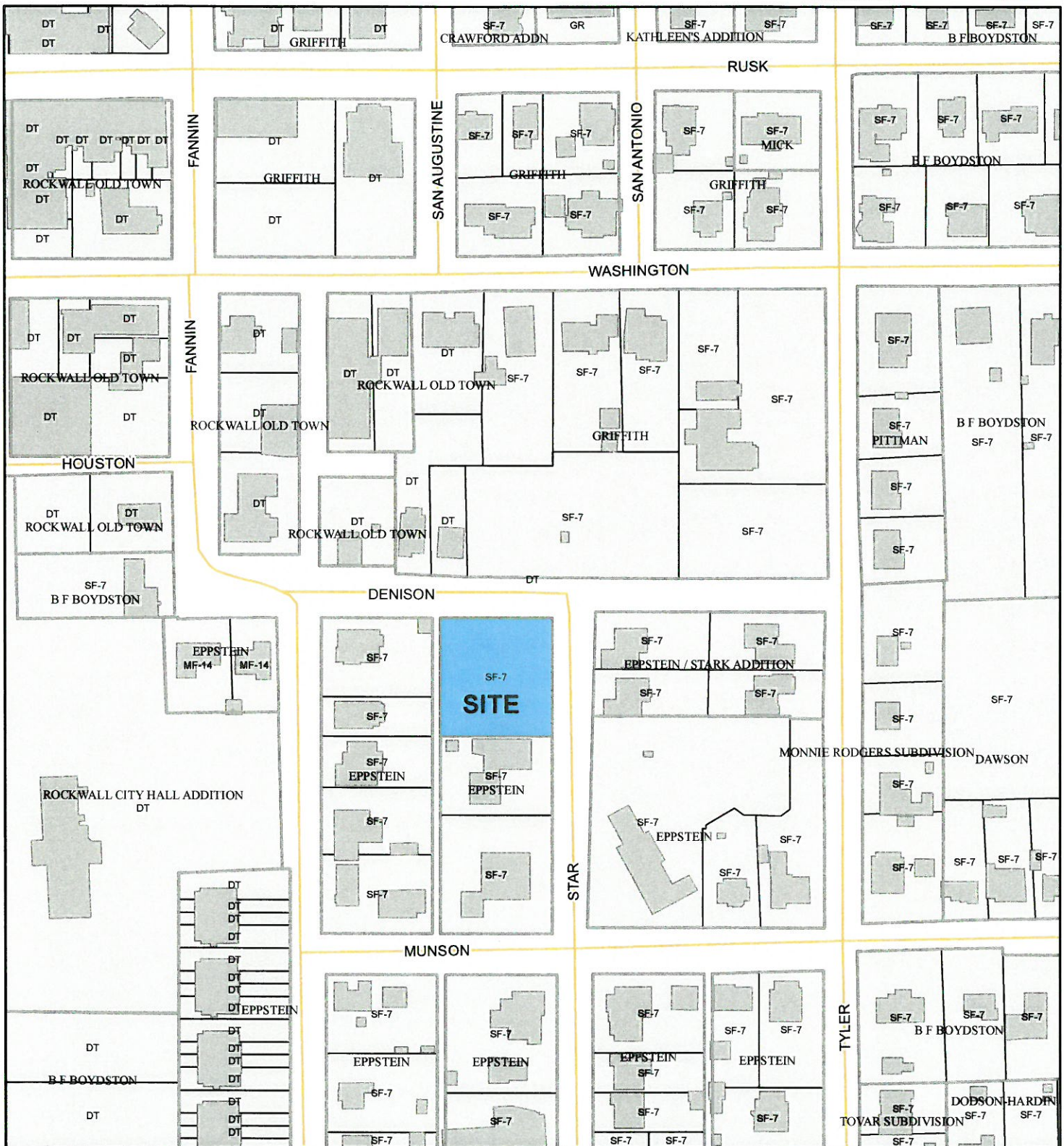
Staff feels that this is a judgment call for the Board. We have assessed and presented all applicable material to help in determining the best ruling.

RECOMMENDATIONS:

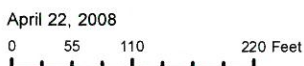
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1. That any further restoration not listed within the submitted plan be subject to review and to the requirements of the certificate of appropriateness (C of A).

Legend



H2008-001
304 Star Street
Certificate of Appropriateness



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.

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):

My mother will live in the home as she
has no other place to live - just want
to make it livable again

Spencer, Chris

From: John [gumshoe504@sbcglobal.net]
Sent: Thursday, July 10, 2008 12:37 PM
To: Spencer, Chris
Subject: Withdraw of CoA

Chris,

This is to confirm my request to withdraw the CoA for 304 star and replace with the one I will fill out and fax it to you this afternoon.

John

Sent via BlackBerry by AT&T



JAN 8 2008

REAL ESTATE
672-772-2111



JAN 8 2008



JAN 8 2008



JAN 8 2008

Permit Description (background):

The neighbors (Mr. and Mrs. Soto) at 306 Star have offered to buy lot 6 without the house. Therefore, the house will need to be demolished or moved. I propose that the house will move directly North and sit 20' from the front property line and 5' off either side of lot 6 and 8 and 70' from the rear line. This will actually improve the look of the property by aligning the house and existing garage with another. See images attached.

Description of work to be performed over the course of the next two years:

1. Repair front porch
 - a. Repair/Replace rotten plywood decking with 2x4 pressure treated studs
 - b. Repair/Replace rotting hand rails with like materials
 - c. Repair/Replace rotting trim pieces with like materials
 - d. Paint to match exterior
2. Repair back roof and exterior wall
 - a. Back roof is leaking over back bedroom
 - b. Repair/Replace decking on back room
 - c. Shingle to match
 - d. Repair/replace damaged siding
3. Paint whole house same (matching) color
4. Foundation is unlevel (bois d'arc)
 - a. Repair foundation (level house with pier and beam)
 - i. House will be raised and adjusted to entirely fit on lot 7
 - ii. Repair/replace rotten subfloor and flooring
 - iii. Replace rotting OSB underpinning with treated lattice (painted to match)
5. Add new water line and sewer taps
 - a. Fix water leaks under house
 - b. Fix any possible leaks in sewer line under house
6. Convert detached garage to hobby shop/storage room
 - a. Garage door missing replace with frangible wall with one door and window
 - b. Paint floor
 - c. Paint exterior to match original colors
 - d. Insulate interior
 - e. Drywall interior
 - f. Paint interior
 - g. Add interior storage room (12x16) on southeast side of garage
7. Replace old wooden and chain link fence with new wooden 8' one around back yard as seen below on the drawing this will mask the utility transformers located on the northern lot in the northeast corner. The fence will be 90' from front of Star Street and 70' from property line on Star and on property line around remaining sections. (all surrounding neighbors have an 8' wooden fence)
8. Asphalt and/or concrete driveway with sidewalks to house as shown in image

9. Cover existing gravel driveway with sod and landscape
 - a. Add flower beds with landscape around front of house

Estimate of Costs

Foundation \$12,000 (move and repair)
Front Porch Repair \$1,000
Back Room Roof and Exterior \$2,000
Leaks in water lines \$2000
Concrete \$5000
Fence \$2500
Paint \$1000
Landscaping \$1500
Storage/Hobby building \$3250
Miscellaneous expenses \$1500

Total \$31750

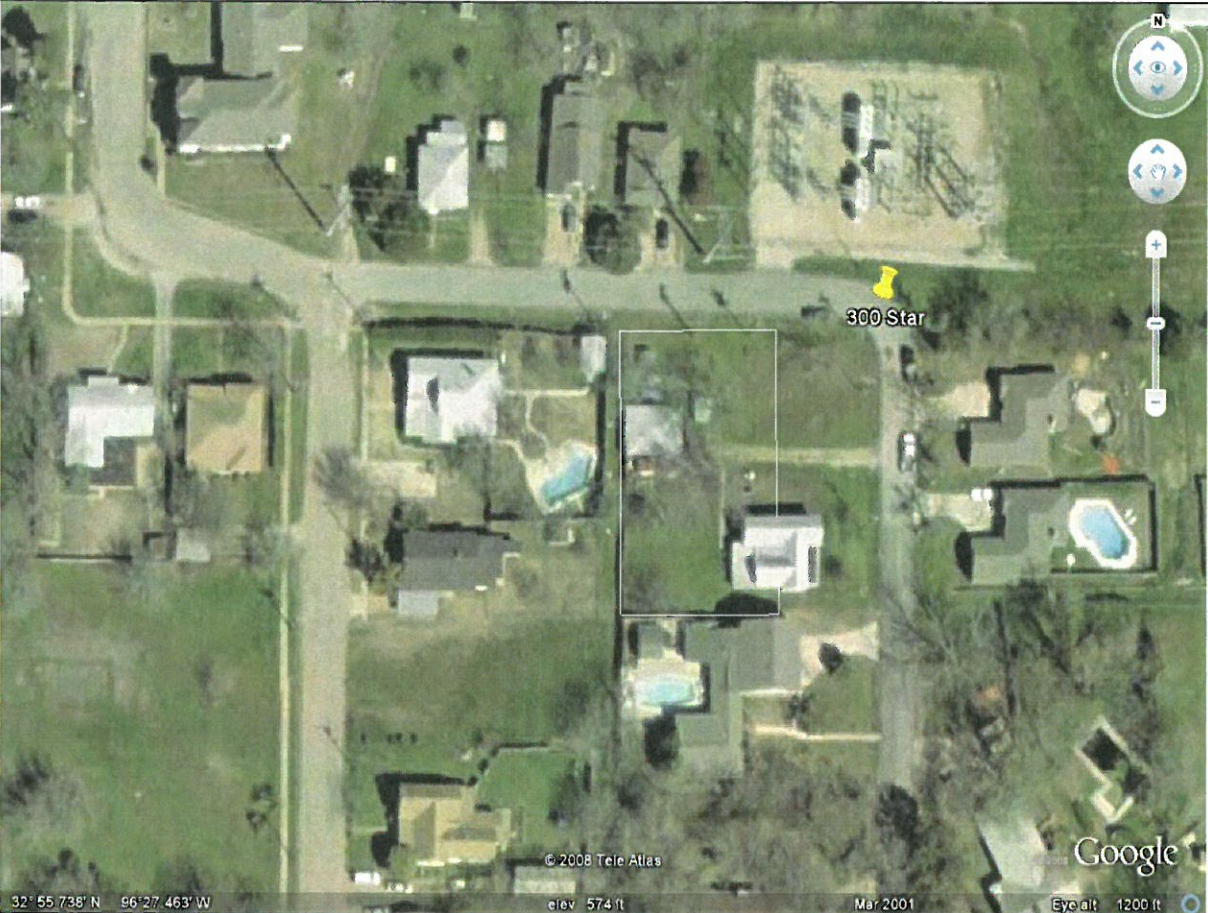
Property use Statement

The property will be the primary residence of my mother; she will occupy the house for at least one year if not longer. She is retired and currently resides with my family.

Proposed View



Current View



32° 55' 738" N 96° 27' 463" W

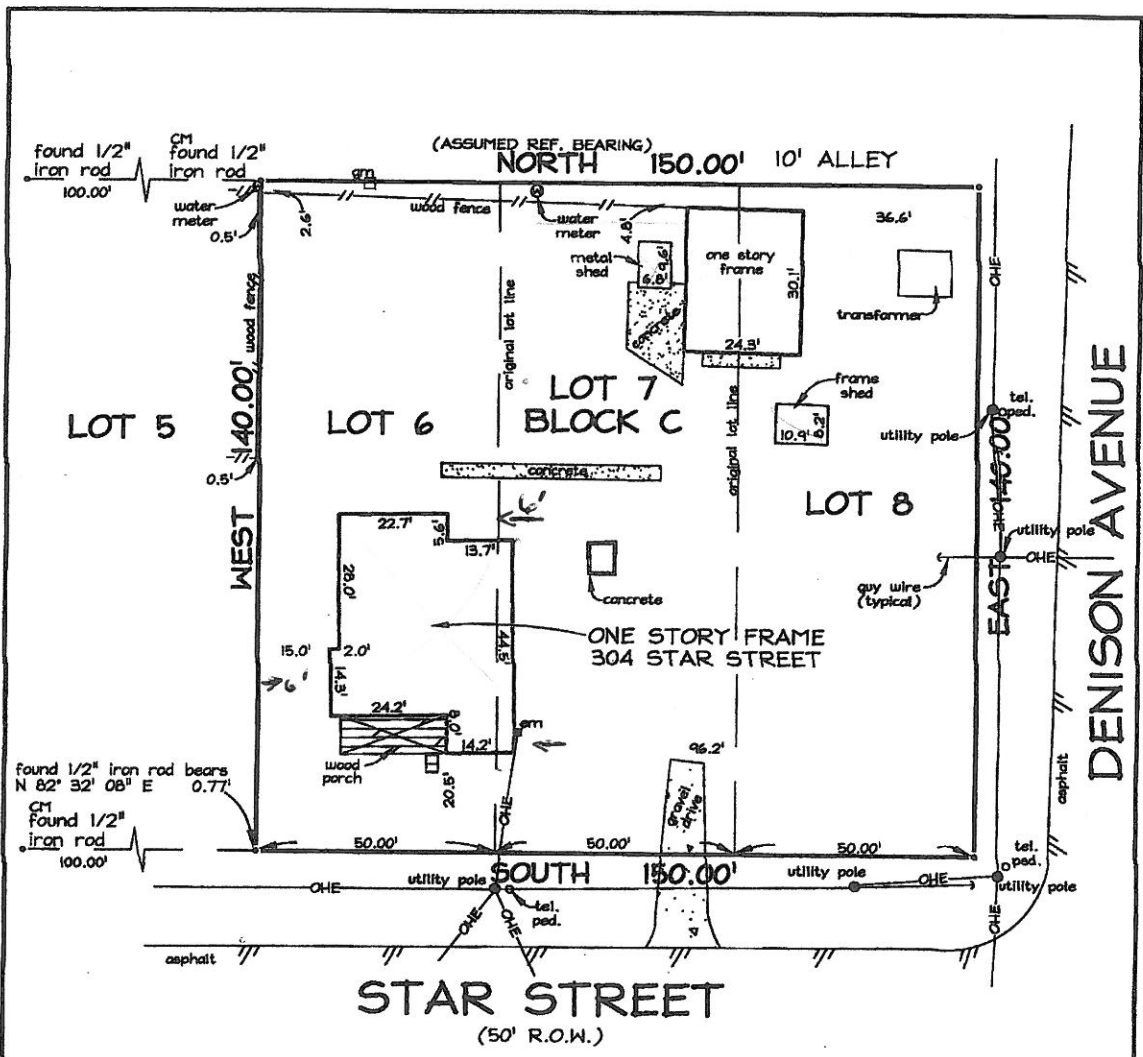
© 2008 Tele Atlas

elev 574 ft

Mar 2001

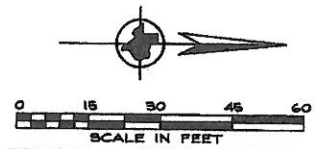
Eye alt: 1200 ft

Google




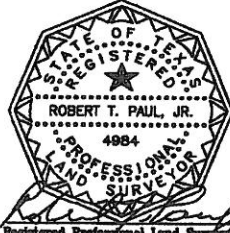

NOTES:

CM = CONTROLLING MONUMENT.
 THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN BLACK INK.



THIS IS TO DECLARE that on this date a survey was made on the ground, under my direction and supervision of the property located at 304 STAR STREET, and Being Lots 6, 7 and 8 in Block C, Eppstein Addition to the Town of Rockwall, Rockwall County, Texas, as shown on the Plat recorded in Volume L, Page 386 of the Map/Plat Records of Rockwall County, Texas.

There are no visible conflicts or protrusions, except as shown.
 The subject property does not appear to lie within the limits of a 100-year flood hazard zone according to the map published by the Federal Emergency Management Agency, and has a Zone "C" Rating as shown by Map No. 480547 0005 C, dated JUNE 16, 1992. The statement that the property does or does not lie within a 100-year flood zone is not to be taken as a representation that the property will or will not flood. This survey is not to be used for construction purposes and is for the exclusive use of the hereon named purchaser, mortgage company, and title company only and this survey is made pursuant to that one certain title commitment under the GF number shown hereon, provided by the title company named hereon and that this date the easements, rights-of-way or other locatable matters of record of which the undersigned has knowledge or has been advised are as shown or noted hereon.

DATE: _____ ACCEPTED BY: _____ _____ _____	GF NO. 14709-08-00008 	DATE: 01/15/08 REVISED: FIELD DATE: 01/15/08	JOB NO: 108-0278 MAPSCO NO: 20C-R TECH: DRH FIELD: KB
NORTH AMERICAN TITLE COMPANY	 Registered Professional Land Surveyor DALLAS: PHONE 972-881-7072 FAX 972-279-1508 FORT WORTH: PHONE 817-451-0522 FAX 817-496-3418	 Precise 4835 EASTOVER DRIVE MESQUITE, TEXAS 76149	