

- 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.

| | | | | |
|--|-----------------------|--|---------------------------|--|
| Address of Property: _____ (address or legal description) | | | | |
| <u>Street Address</u> <u>Rockwall</u> City | <u>Texas</u> State | <u>75087</u> Zip Code | <u>Rockwall</u> County | |
| Name of Property, If Applicable: <u>105 Olive St. Rockwall</u> (name of Structure or Addition name) <u>Lot D Block 123 B.F. Boydston Addition</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: <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>RNS Operating Co. LP</u> <u>Rod Nugent</u> Street Address: <u>11508 Royalehire Dr</u> <u>Dallas</u> <u>TX</u> <u>75230</u> <u>Dallas</u> <u>214-365-9410</u> City State Zip County Telephone Number | | | | |
| Authorized Contact: <u>MAT Nugent</u> Street Address: <u>411 Wyndemore Blvd.</u> (if different from Owner) <u>Heath</u> <u>TX</u> <u>75032</u> <u>Rockwall</u> <u>972-400-8991</u> City State Zip County Telephone Number | | | | |
| Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.): <u>Addition of: Commercial Kitchen</u> <u>2 Restrooms</u> <u>Outside Patio</u> <u>Removal of storage shed</u> | | | | |
| Owner's Signature <u>[Signature]</u> _____ <u>5/2/08</u> | | City of Rockwall Use Only: <u>H2008-002</u> Project Number <u>H2008-002</u> | | |

R&S Operating Company L.P.
11508 Royalshire Dr.
Dallas, Texas 75230

To: City of Rockwall, Texas
Historical Committee

From: Sylvia & Rod Nugent
R&S Operating Co. L.P.

RE: Certificate of Appropriateness
105 Olive Street

Date: May 2, 2008

To whom it may concern,

Please review the documents attached for appropriateness under you guidelines.

We would request your consideration of:

- 1.) Addition to 105 Olive Street of a commercial kitchen, 2 restrooms, and a patio.
- 2.) Removal of current storage shed.

CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

AGENDA DATE: 5/15/2008

APPLICANT: Mathew Nugent

AGENDA ITEM: H2008-002; C of A - 105 Olive St.

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Mathew Nugent for a 2,135-sf addition to the rear and east side of the existing primary structure and removal of an existing secondary storage building at 105 Olive (B. F. Boydston Addition, Lot D, Block 122). The tract is zoned (GR) General Retail and is located within the Old Town Rockwall Historic District and identified as a "High Contributing Property."

BACKGROUND INFORMATION:

Subject Site, Surrounding Land Uses and Access

In August 2006, the Historic Preservation Advisory Board recommended approval of a zoning change for the subject site from SF-7 (Single Family) to GR (General Retail). Later in October 2006, the City Council approved the zoning change to (General Retail) GR.

The applicant has submitted an application for Certificate of Appropriateness to the Historic Preservation Advisory Board and is in the process of submitting an application for Site Plan Approval to the Planning and Zoning Commission in anticipation of opening a restaurant.

Surrounding Zoning:

West – GR & PD-50

North – SF-7

East – SF-7

South – DT (Downtown)

As part of the Site Plan application to be considered for approval by the Planning and Zoning Commission, staff is requesting that the development provide access (in the form of an access easement) to the existing access easement located along the rear property line of 502 N. Goliad (Black's Antiques and Collectibles). This will eventually allow for access from Olive to Heath and to those developments along the east side of N. Goliad without needing to access N. Goliad (SH 205). The site plan is not part of the Certificate of Appropriateness application, but staff would like to receive comments from

the Board and forward those comments onto the Planning and Zoning Commission and the City Engineer.

Certificate of Appropriateness

The subject site is located within the "Old Town Rockwall Historic" District and is identified in the historic survey as a "High Contributing" property. The house is one of only two examples in the City of Rockwall of the "Flying Bungalow" style which gained its popularity in the 1920s and 1930s in California.

Floor Plan

The applicant is requesting to add an additional 2,135-sf of floor area to the first floor. The proposed addition includes a Commercial Kitchen, two (2) Restrooms, and an outdoor patio/dining area. Also included in the C of A application is the removal of an existing detached storage building located east of the primary structure.

The majority of the addition (approximately 1,470-sf) is comprised of the proposed kitchen and food prep areas located on the rear of the primary structure. The remaining 665-sf is for the additional restrooms and outdoor dining/patio located on the east elevation. Along with the addition the applicant is proposing to install two (2) handicap ramps to meet ADA and building code requirements. One of the proposed ramps is to be installed on the southeast corner adjacent to the front door and handicap parking and the other ramp is to be installed on the north side adjacent to the kitchen.

Elevations

The elevations appear to show the proposed additions matching the existing structure by using lap wood siding and asphalt shingles. However, since the materials are not labeled staff would offer that matching the existing materials of the historic structure be a condition of approval. The existing house is 26.5-ft at its tallest point and the applicant is proposing that the addition be a maximum of 16-ft. The proposed addition is limited to one-story. This is significant as it ensures that the only portion that is two-story will be over the center of the house as it has historically been.

The applicant is also showing on the proposed elevations a handrail system on all outdoor spaces as required by the building code. The handrails are proposed to be 36-inches above the finish floor in an effort to meet the building code. The proposed elevations do not address the materials of the handrails. Staff would recommend as a condition of approval that the handrails be wood as there is no other form of iron or ornamental metal found on the historic structure.

The Secretary of Interior's Standards for Rehabilitation acknowledges that additions for a new use are part of the ever changing built environment and are acceptable. The Standards recommends the following concerning new additions:

- *"Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building."*

- Staff believes that the proposed additions are located on the least visible and inconspicuous sides as recommended by the Secretary of Interior's Standards and the Old Town Rockwall Historic District Guidelines.
 - **Section III (Building Standards) B. (Building Setback and Orientation) #1 of the Old Town Rockwall Historic District Guidelines** which states *"All new additions, alterations, infill and new infill construction should recognize and maintain the established historic setbacks within the block face, thereby being visually compatible and maintain the established rhythm and setback spacing"*.

- *"Designing new additions in a manner that makes clear what is historic and what is new."*
 - In staffs opinion the addition of the outdoor dining/patio and restrooms to the east façade accomplishes this by the proposed location, roof orientation and handrails. The proposed addition of the kitchen offers a transitional element with the change in the roof line which differentiates the new construction from the existing historic structure however, attempts to create more transition may be possible and some alternatives should be reviewed with the Board during its deliberations.

- *"The new addition should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationships of solids to voids and color."*
 - This has primarily been accomplished with the proposed addition. Adjusting the patio area and changing the roof lines and orientation will help to address the massing issue with the new construction. In addition, the proposed construction is at the rear of the structure which aides in being substantially less conspicuous.
 - The proposed exterior materials match the existing structure by utilizing lap wood siding (in a size to match the existing house) and asphalt shingles. In addition to the materials, the color of the lap wood siding and asphalt shingles should match the existing structure. The proposed handrails should be comprised of wood as no iron or ornamental metal is located on the existing structure. The applicant is also requesting to add a brick chimney and fireplace to the outdoor dining area. Staff believes that the chimney and fireplace located on the outdoor dining area should be constructed out of the same brick (matching texture, color and size) as the original chimney.
 - This would also address **Section III (Building Standards) C. (Building Facades and Materials) #1 of the Old Town Rockwall Historic District Guidelines** which states *"All exterior wood and masonry materials and their use should be compatible to the style and period of the building or structure"*, **Section III (Building Standards) C. (Building Facades and Materials) #5 of the Old Town Rockwall Historic District Guidelines** which states *"All new*

*chimneys should be of a style, proportion and materials compatible with the period and style of the building”, and **Section III (Building Standards) C. (Building Facades and Materials) #6 of the Old Town Rockwall Historic District Guidelines** which states “Materials, structural and decorative elements and the manner which they are used, applied or joined together should be typical of the style and period of the structure. New additions, alterations and new construction should be visually compatible with neighboring historic buildings or structures”.*

- The proposed addition appears to match the pattern of voids and solids for the most part. In staff’s opinion, the existing small half windows on the east elevation should be incorporated into the new addition at their current location on the elevation, the window pattern and style that currently is located on the rear of the existing structure should be maintained on the rear elevation of the addition and the window pattern and style that currently exists on the east elevation should be continued into the proposed addition (including double and triple window placement).
 - This would also address **Section III (Building Standards) C. (Building Facades and Materials) # 7 of the Old Town Rockwall Historic District Guidelines** which states *“The overall relationship of the size, width, height and number of doors and windows of the exterior building facades should be typical of the style and period of the structure. These elements should be proportionally balanced, sized and located in a manner typical of the style and period of the structure and compatible with neighboring historic buildings or structures”.*

Accessory Building

As part of the C of A application the applicant is requesting that the existing accessory building located adjacent to the east elevation of the primary structure be removed in order to construct the proposed outdoor dining/patio area. The accessory building appears to have been significantly altered over the past 10 years or so and is in bad shape structurally. The roof and north (rear) wall have been recently been totally replaced with materials different from the original materials. In staff’s opinion the accessory building is a non-contributing portion of the site.

Staff would offer that if the Board approves the addition subject to staff conditions, that the staff review a revised and resubmitted copy of the proposed C of A. If upon review staff feels that the revisions meet the direction of the Board staff would then issue an approval letter for the Certificate of Appropriateness. If staff feels that the revisions do not meet the direction and intent of the Board then staff would bring the drawings back to the Board for consideration at the regularly scheduled June HPAB meeting.

RECOMMENDATIONS:

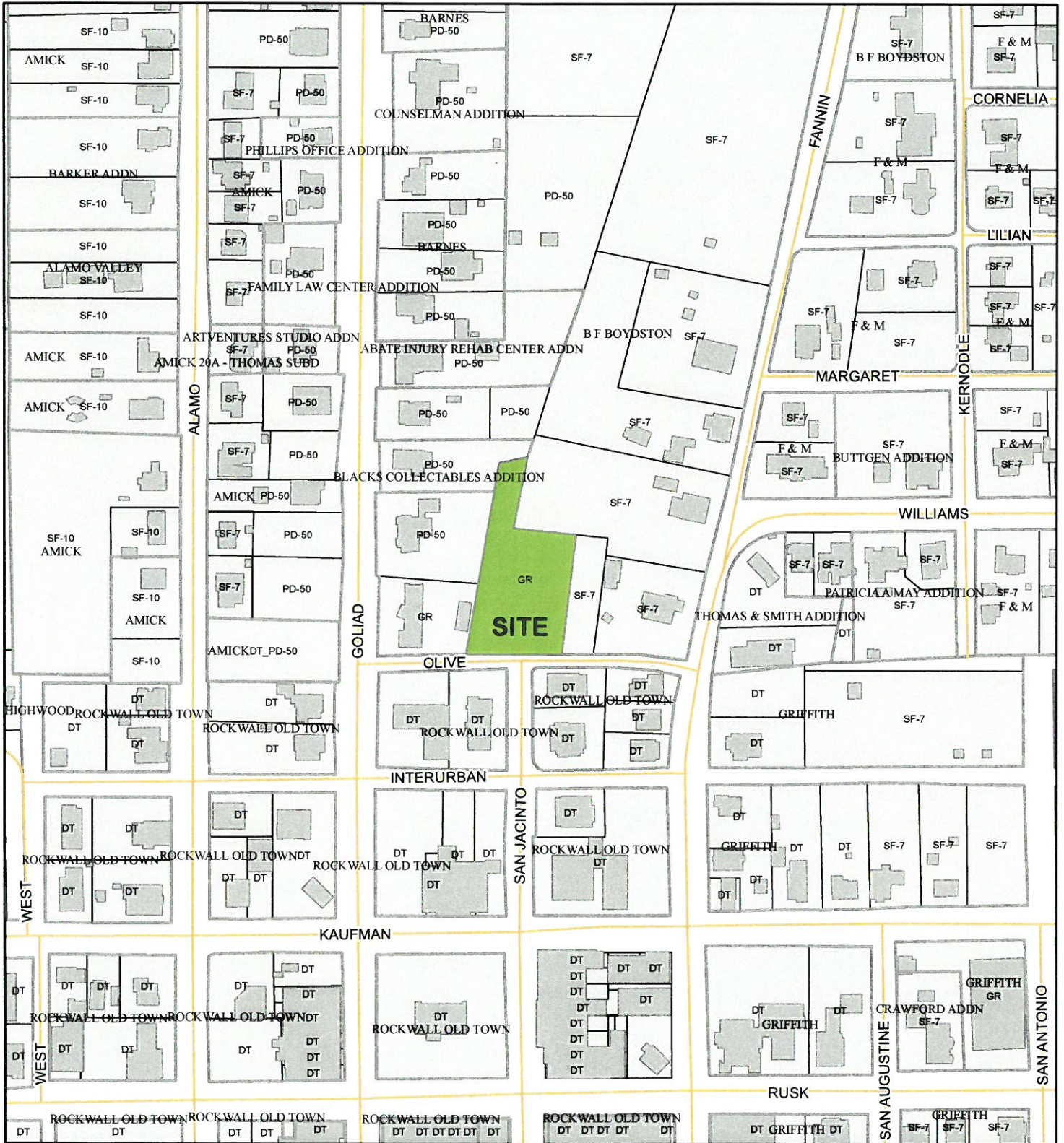
Staff believes that the majority of the proposed additions meet the intent of the Secretary of Interior's Guidelines and the "Old Town Rockwall Historic Guidelines". Staff is recommending approval subject to the following conditions;

1. The new construction should provide for clear differentiation between the existing historic structure and the new addition.
2. The proposed exterior materials match the existing structure by utilizing lap wood siding (in a size to match the existing house) and asphalt shingles.
3. The color of the lap wood siding and asphalt shingles match the existing structure.
4. The chimney and fireplace located on the outdoor dining area should be constructed out of the same brick (matching texture, color and size) as the original chimney.
5. The existing small half windows on the east elevation should be incorporated into the new addition at their current location on the elevation.
6. The window pattern and style that currently is located on the rear of the existing structure be maintained on the rear elevation of the addition.
7. The window pattern and style that currently exists on the east elevation be continued into the proposed addition (including double and triple window placement).
8. The handrails be wood as there is no other form of iron or ornamental metal found on the historic structure.

Legend



SITE



N

H2008-002

105 Olive St.

Certificate of Appropriateness

May 6, 2008

0 70 140 280 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.

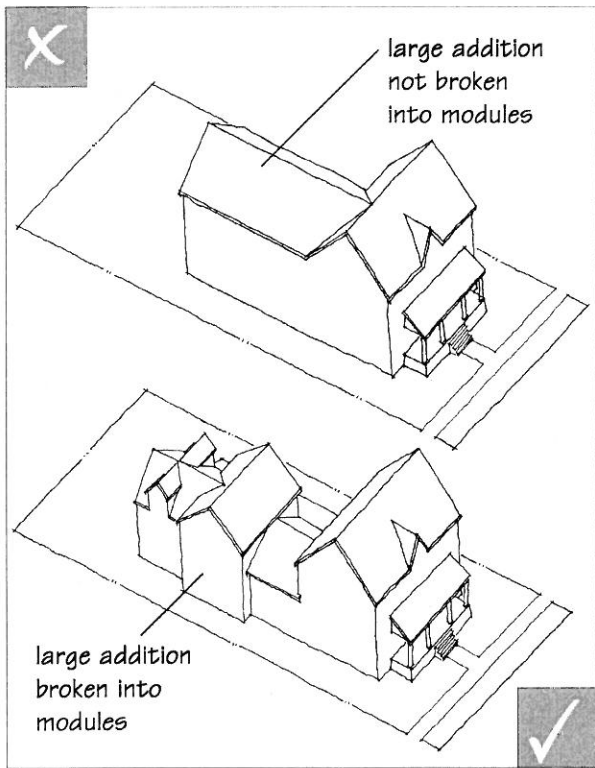




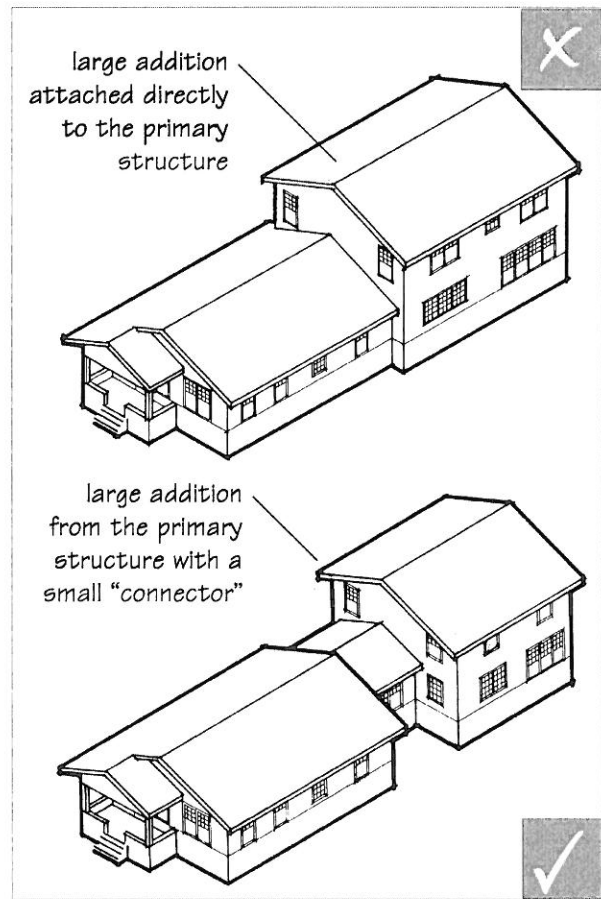
Design an addition to be compatible in size and scale to the main building. This addition appears to be in scale with the original building because it is separated with a smaller connecting structure. (Napa, CA)

4.5 An addition should be compatible in scale with the primary structure.

- An addition should relate to the historic house in mass, scale and form. It should be designed to remain subordinate to the main structure.
- While a smaller addition is visually preferable, if an addition would be significantly larger than the original building, one option is to separate it from the primary building, when feasible, and then link it with a smaller connecting structure.
- For a larger addition, break up the mass of the addition into smaller modules that relate to the historic house.
- An addition should be simple in design to prevent it from competing with the primary facade.



For a larger addition, break up the mass of the addition into smaller modules that relate to the historic house.



While a smaller addition is visually preferable, if an addition would be significantly larger than the original building, one option is to separate it from the primary building, when feasible, and then link it with a smaller connecting structure.

Rehabilitating a Historic Home

The Heirloom and Landmark Sites Program is a joint effort of the City of Stillwater and the Heritage Preservation Commission (HPC) to honor homeowners who maintain the historical character of their historic homes.

An Introduction

As the owner of a historic home, you may be aware of the valuable resource your home is to the historical character of Stillwater. This brochure is designed to give you some basic information on how to preserve, restore, or rehabilitate your home as part of the unique historical fabric of Stillwater.

Navigating the terminology of architects, contractors, and preservation specialists can be a “lost in translation” experience. Here are a few terms you should know as you talk with these specialists about your historic house:

Preservation is generally defined as measures that are necessary to sustain the existing form, integrity, and materials of a historic home. This includes ongoing maintenance and repair of historic materials and features, the stabilization of severely deteriorated materials, and limited upgrades for code-required work including mechanical, electrical, and plumbing systems.

Rehabilitation is work associated with an efficient, compatible use or re-use of a historic home through sensitive repairs, alterations, and additions while preserving those portions or features of a historic home that convey its historical, cultural, or architectural values.

Restoration is the process of returning a building to an appearance it had during a particular time period in history and may include the removal of current features and the replication of missing features.

The Basics

- Preserve and maintain the character-defining features, materials, finishes, details, and examples of fine craftsmanship.
- Before beginning any repair or maintenance work, evaluate the existing condition of the historic features. Deteriorated historic materials should be repaired and reused. Only severely deteriorated materials should be replaced.
- Use a knowledgeable contractor, who can often repair historic materials for less than what it would cost to replace them with new materials.
- If a house is missing character-defining historic features, consider replacing them with reproductions that are based on historical documentation, such as a photographs and/or physical evidence.
- Do not add conjectural features such as features from other houses that, when added to your home, result in a combination of features that never existed together historically.
- Use the gentlest means possible to preserve historic materials. Avoid chemical or physical treatments, such as sandblasting, that may damage historic materials.
- If you alter the exterior, add a new addition, or construct a new building, try to:
 - » Locate these features at the rear of your house or set them back on a side of the house
 - » Ensure these features are compatible with the historic home in terms of size, scale, massing, design, and proportion
 - » Avoid adding new features that are taller than the historic home
 - » Use materials found on the historic home, but slightly differentiate them from the old to avoid creating a false historic appearance
 - » Avoid damaging or destroying character-defining historic materials and features
 - » Use construction practices that preserve the essential form and integrity of the historic building should the addition or alteration be removed

Best Practices

Your home likely includes many of the features outlined in this brochure. Here are some best practices you should consider as you preserve, rehabilitate, or restore your home.

Materials

Generally, deteriorated historic materials should be repaired and reused rather than replaced. For example, rather than replacing an entire feature such as siding, consider only replace severely deteriorated materials with new materials that match the old in terms of composition, design, color, and texture. If historic materials are unavailable or economically infeasible, use a compatible substitute material.

Siding

Historic siding is important when it comes to the overall appearance of a historic home. For most historic homes, wood-clapboard siding is historically appropriate. Wood-clapboard siding is a highly durable, long-lasting material when it is properly painted. In addition, it is easy to replace severely deteriorated pieces, and limited replacement is typically cheaper than completely replacing siding.

Replacement siding can radically change the appearance of a historic home and may result in the loss of important character-defining features. Replacement materials, such as vinyl and metal, can also cause other long-term problems since historic houses were not designed for these types of materials. If replacement siding is used, it should match the lap pattern, profile, and texture of the historic materials, and replicate the character-defining features of the historic materials.



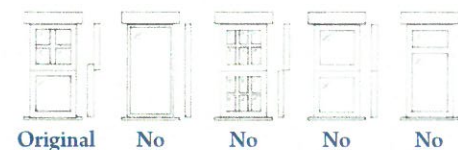
Best Practices

Windows

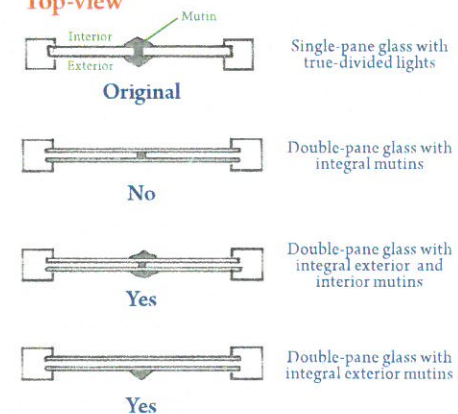
Inappropriate replacement windows can severely detract from the character of a historic house. While replacement windows have grown in popularity, upgrading historic windows and installing quality storm windows will make historic window as thermally efficient as new thermal-pane windows. In addition, upgrading historic windows is often cheaper and more environmentally friendly than replacement windows.

If windows are replaced, new windows should match the dimensions, profile, operation, materials, and glazing pattern of the historic windows.

Front-view



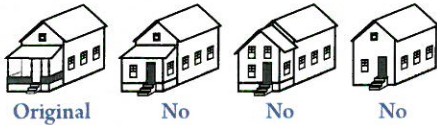
Top-view



Best Practices

Porches

Front porches are one of the most prominent features of a historic house. For this reason, porches should be left open, and historical columns and guardrails should be maintained. Historical guardrails are often shorter than what is required by modern codes; however, the code for historic buildings often allow historical guardrails to be left in place or restored to their historical height.



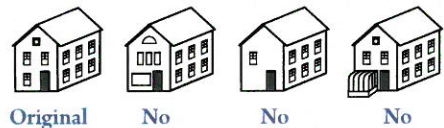
Roofs

Most houses constructed in the nineteenth century had wood-shingle roofs. In the early twentieth century, tin roofs became popular in Stillwater due to their fire-resistance. In the mid-twentieth century, composition and asphalt shingles became the prevalent material for reroofing houses. Tile was not common in Stillwater.

A historic home should be roofed with materials that were historically found on the house. For example, if your home originally had wood shingles, it should be roofed with wood shingles or a compatible substitute. If it never had a tin roof, do not install a tin roof.

Alterations

If you need to move an existing window or door or add a one to your historic home, try to locate it on the rear of your home or on a secondary elevation.

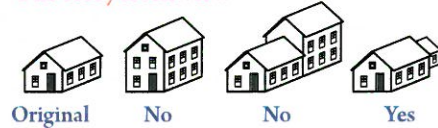


Best Practices

New Additions

If you need to construct an addition, try to place it on the rear of your home or on a secondary elevation. Additions should be stepped back (as pictured). The roof of an addition should have the same pitch as the historical roof and should not rise above the historical roofline. If dormers are added, they should be located on the rear of the home, or set back on a side elevation.

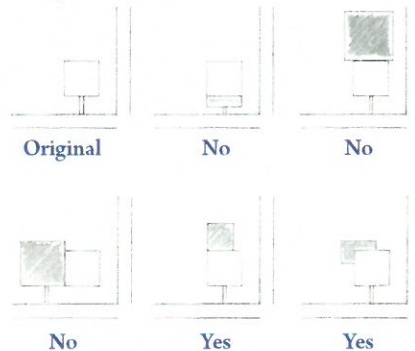
One story front-view



Two story front-view



Site plan



Case Study:

The homeowner of this house searched through nine contractors before one agreed not to put vinyl siding on this historic house. Repairing the existing siding was important to the homeowner and to the historical integrity of the home and the neighborhood. The photo above shows the house as the original siding is being repaired prior to painting.



For more information, visit the Heirloom & Landmark Homes Program website: www.ci.stillwater.mn.us



106group.com

Brochure design by the 106 Group for the City of Stillwater's Heritage Preservation Commission

The activity that is the subject of this brochure has been financed in part with Federal funds from the National Park Service, U. S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

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Rehabilitating a Historic Home



Stillwater's
Heirloom & Landmark Sites Program

Brought to you by the City of Stillwater's Heritage Preservation Commission

BLACKS COLLECTABLES ADDITION
CABINET F PAGE 243
P.R.R.C.T.

BEN ALLEN KLUTTS JR.
AND BETTY BARTON
VOLUME 02187, PAGE 00074
D.R.R.C.T.

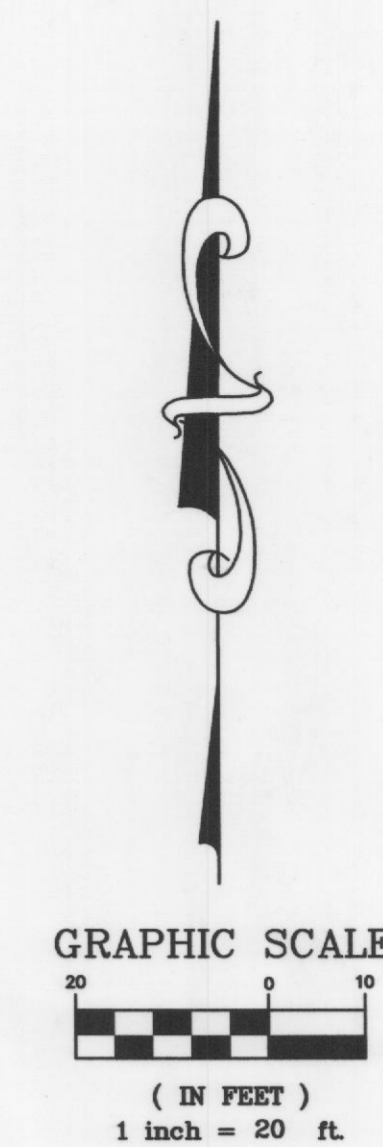
LAND HEADQUARTERS COMPANY, INC.
VOLUME 1503, PAGE 00034
D.R.R.C.T.

CEDO RAKICH AND JULIA RAKICH
VOLUME 0804, PAGE 043
D.R.R.C.T.

POLLY PEOPLES REDDEN
AND ROSS REDDEN
VOLUME 04107, PAGE 00105
D.R.R.C.T.

CYNTHIA WALLACE
DOC. I.D. NO. 07-035112

105 E. OLIVE ST



NOTES:
Schedule B, No. (10e) Easement and Right of Way Volume 114, Page 587, Deed Records, Rockwall,
Rockwall County, Texas. (As per shown on this survey.)

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM,
N.A.D. 83 (1993 ADJ.) NORTH CENTRAL ZONE. ALL COORDINATES SHOWN ARE
SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE COVERSION
FACTOR OF 1.000146135.

THIS SET OF CONSTRUCTION PLANS
IS INTENDED FOR INTERIM REVIEW
ONLY UNDER THE AUTHORITY OF
W.L. DOUPHRATE II, P.E. TEXAS
NO. 8002. IT IS NOT TO BE
USED FOR BIDDING,
CONSTRUCTION OR PERMIT
PURPOSES.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
OLIVE STREET
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

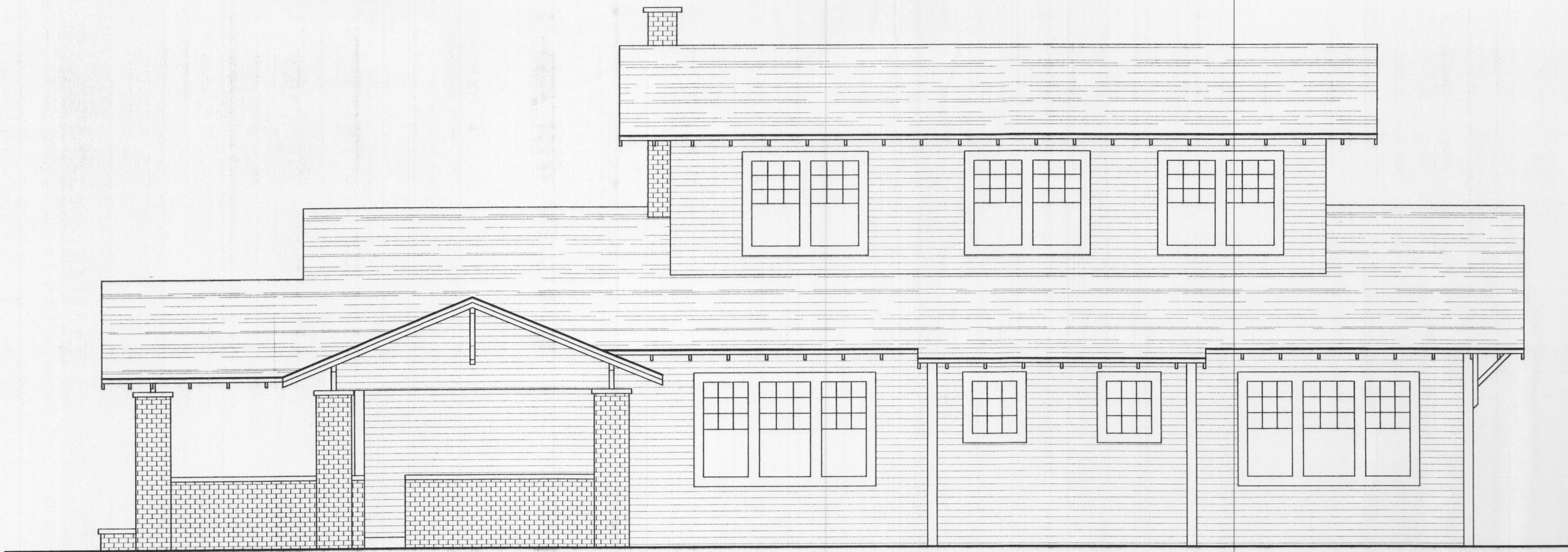
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| 0808 LAYOUTS PROJECT |

OF

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



SOUTH ELEVATION



EAST ELEVATION

RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MERSHAWN ASSOCIATES
ARCHITECTURE & CONSTRUCTION
2133 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-722-9299

MEDICAL COMMERCIAL
CHURCHES

DATE
REVISION

MATTHEW NUGENT
RESTAURANT REMODEL

EXISTING ELEVATIONS

Scale: 1/4" = 1'-0"
Date: 05/02/08
Project No.: 08302
Drawn: TM
Checked: WM

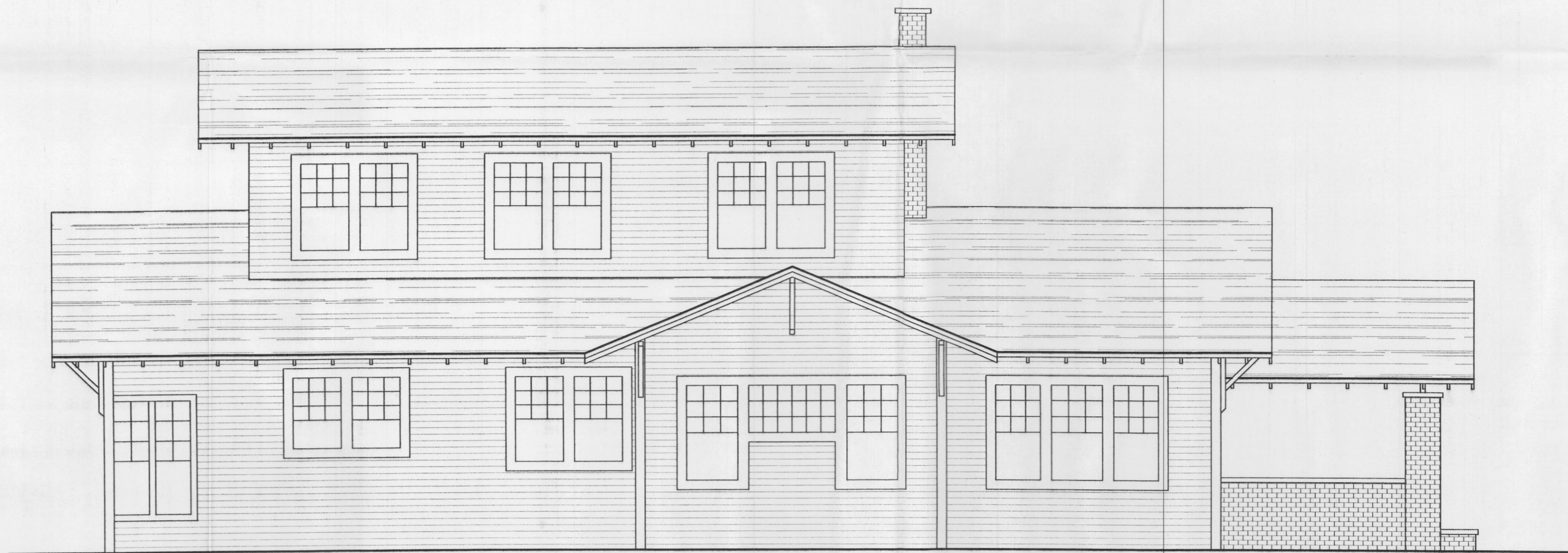
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NORTH ELEVATION



WEST ELEVATION

RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MERSHAWN ASSOCIATES
ARCHITECTURE & CONSTRUCTION
PHONE: 972-722-9309
FAX: 972-722-9399
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

MEDICAL COMMERCIAL
CHURCHES

DATE REVISION

MATTHEW NUGENT
RESTAURANT REMODEL

EXISTING ELEVATIONS

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Project No.: 08302
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SOUTH ELEVATION



EAST ELEVATION

MEDICAL COMMERCIAL CHURCHES
MERSHAWN ASSOCIATES
ARCHITECTURE & CONSTRUCTION
RESIDENTIAL RESTAURANTS INSTITUTIONAL
PHONE: 972-722-9302
FAX: 972-722-9299
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

| DATE | REVISION |
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MATTHEW NUGENT
RESTAURANT REMODEL
PROPOSED ELEVATIONS

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NORTH ELEVATION



WEST ELEVATION

MEDICAL COMMERCIAL CHURCHES
MERSHAWN ASSOCIATES
ARCHITECTURE & CONSTRUCTION
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-722-9299

| DATE | REVISION |
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MATTHEW NUGENT
RESTAURANT REMODEL
PROPOSED ELEVATIONS

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CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



SOUTH ELEVATION



EAST ELEVATION

SUPERSEDED

RECEIVED
MAY 5 2008
By _____

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
MERSHAWN ASSOCIATES
ARCHITECTURE & CONSTRUCTION
PHONE: 972-722-9502
FAX: 972-722-9299

MEDICAL COMMERCIAL
CHURCHES
MERSHAWN
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

| DATE | REVISION |
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MATTHEW NUGENT
RESTAURANT REMODEL
PROPOSED ELEVATIONS

Scale: 1/4" = 1'-0"
Date: 05/02/08
Project No.: 08302
Drawn: TM
Checked: WM

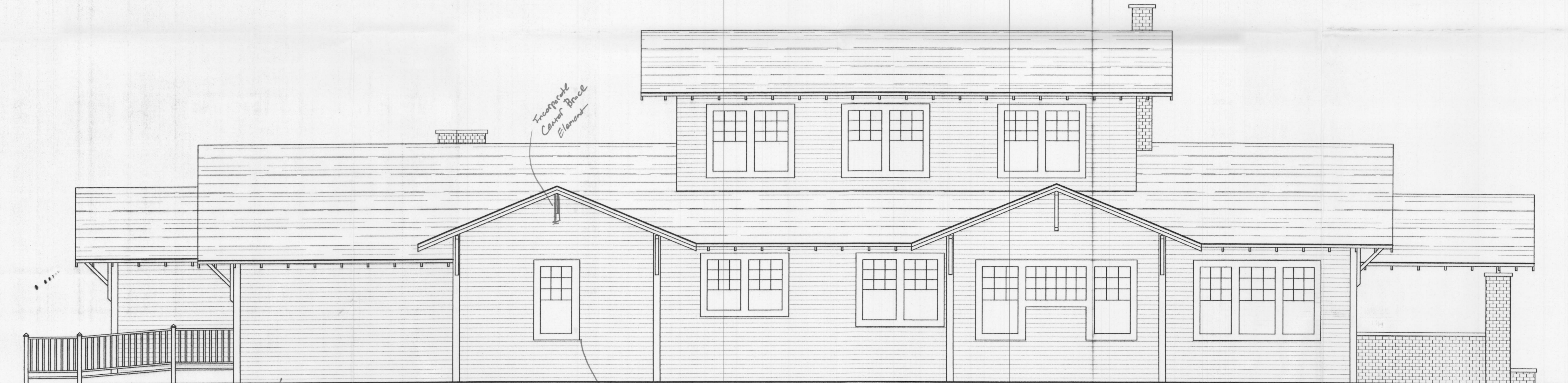
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CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



NORTH ELEVATION

Utilize window pattern similar existing



WEST ELEVATION

Continue Pattern of window placement - use wood or vinyl to resemble existing

Utilize Double windows

Incorporate Cantor Brace Element

MEDICAL COMMERCIAL CHURCHES
MERSHAWN ASSOCIATES
 ARCHITECTURE & CONSTRUCTION

RESIDENTIAL RESTAURANTS INSTITUTIONAL

2313 RIDGE ROAD #103
 ROCKWALL, TEXAS 75087
 PHONE: 972-722-8302
 FAX: 972-722-9299

| DATE | REVISION |
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MATTHEW NUGENT
RESTAURANT REMODEL

PROPOSED ELEVATIONS

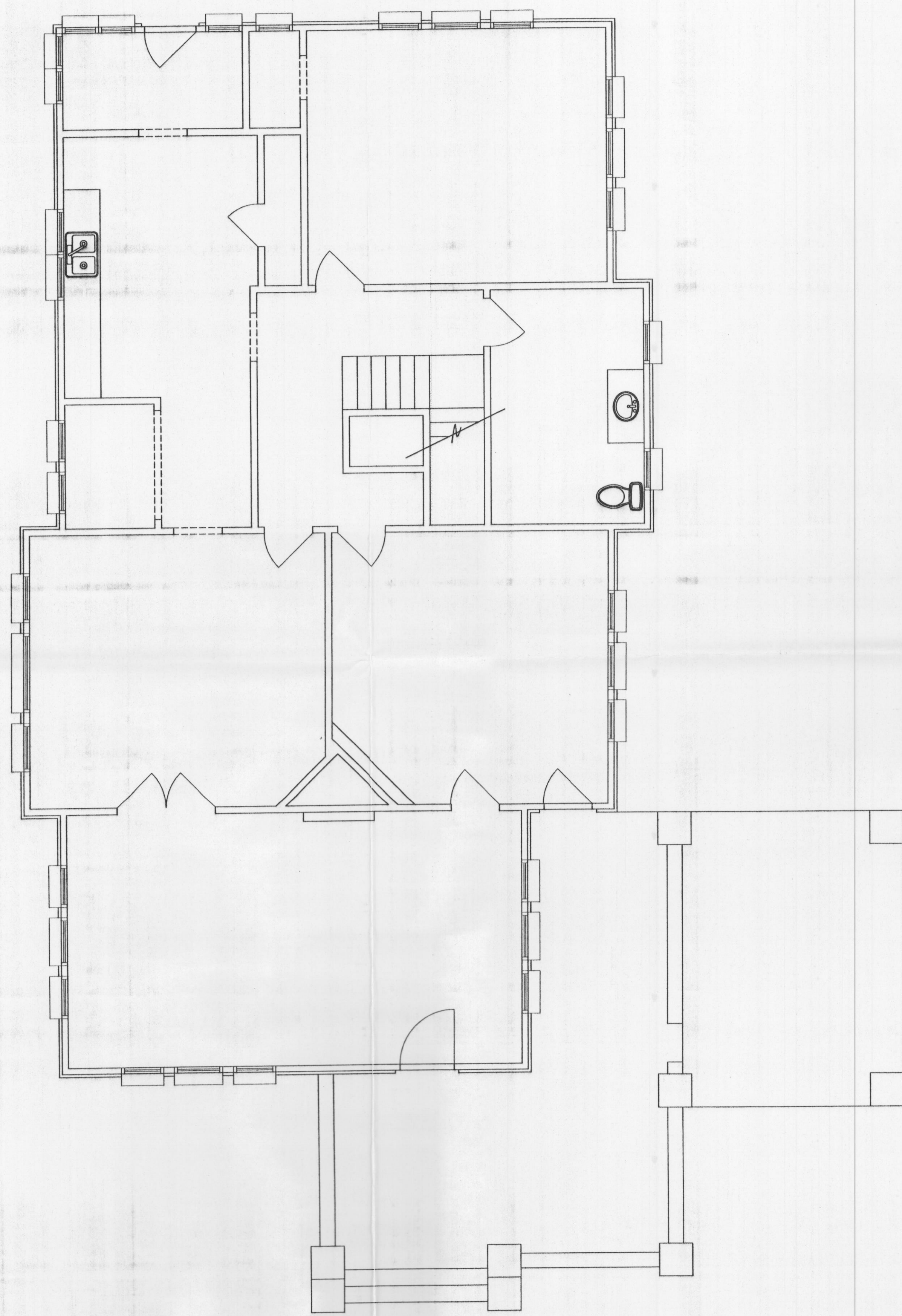
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| Scale: | |
| Date: | 05/02/08 |
| Project No.: | 08302 |
| Drawn: | TM |
| Checked: | WM |

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N:\2008 PROJECTS\08302_01\live St. Restaurant\LEV_PROPOSED.dwg Thu May 01 13:52:54 2008 Tim

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CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

EXISTING SQUARE FOOTAGE
EXISTING FIRST FLOOR = 2367 S.F.
EXISTING SECOND FLOOR = 546 S.F.
TOTAL HOUSE UNDER ROOF S.F.= 2913 S.F.

MEDICAL COMMERCIAL CHURCHES

MERSHAWN ASSOCIATES

RESIDENTIAL RESTAURANTS INSTITUTIONAL ARCHITECTURE & CONSTRUCTION

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

PHONE: 972-722-9302
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| DATE | REVISION |
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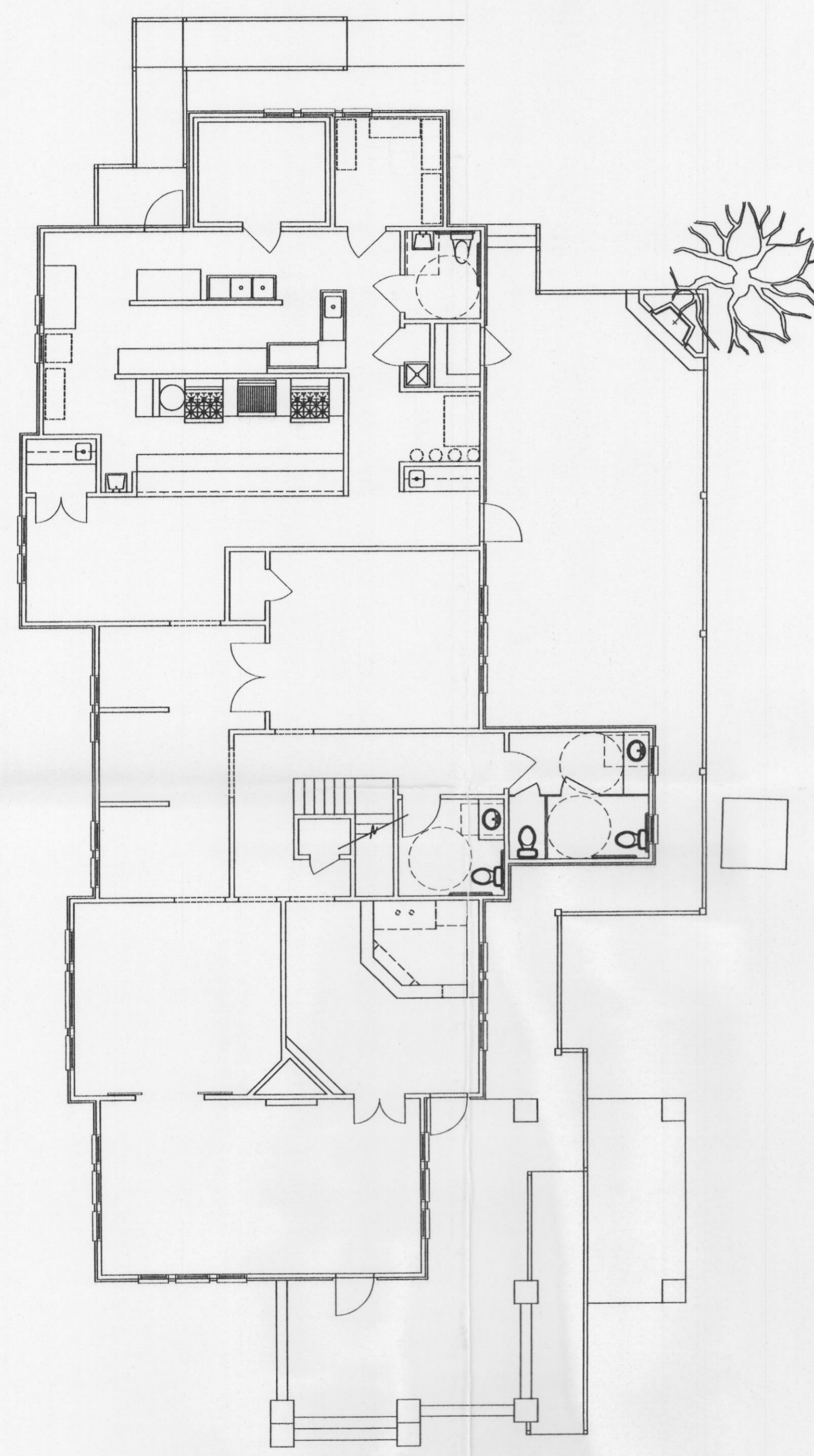
MATTHEW NUGENT
RESTAURANT REMODEL

EXISTING
FLOOR PLANS

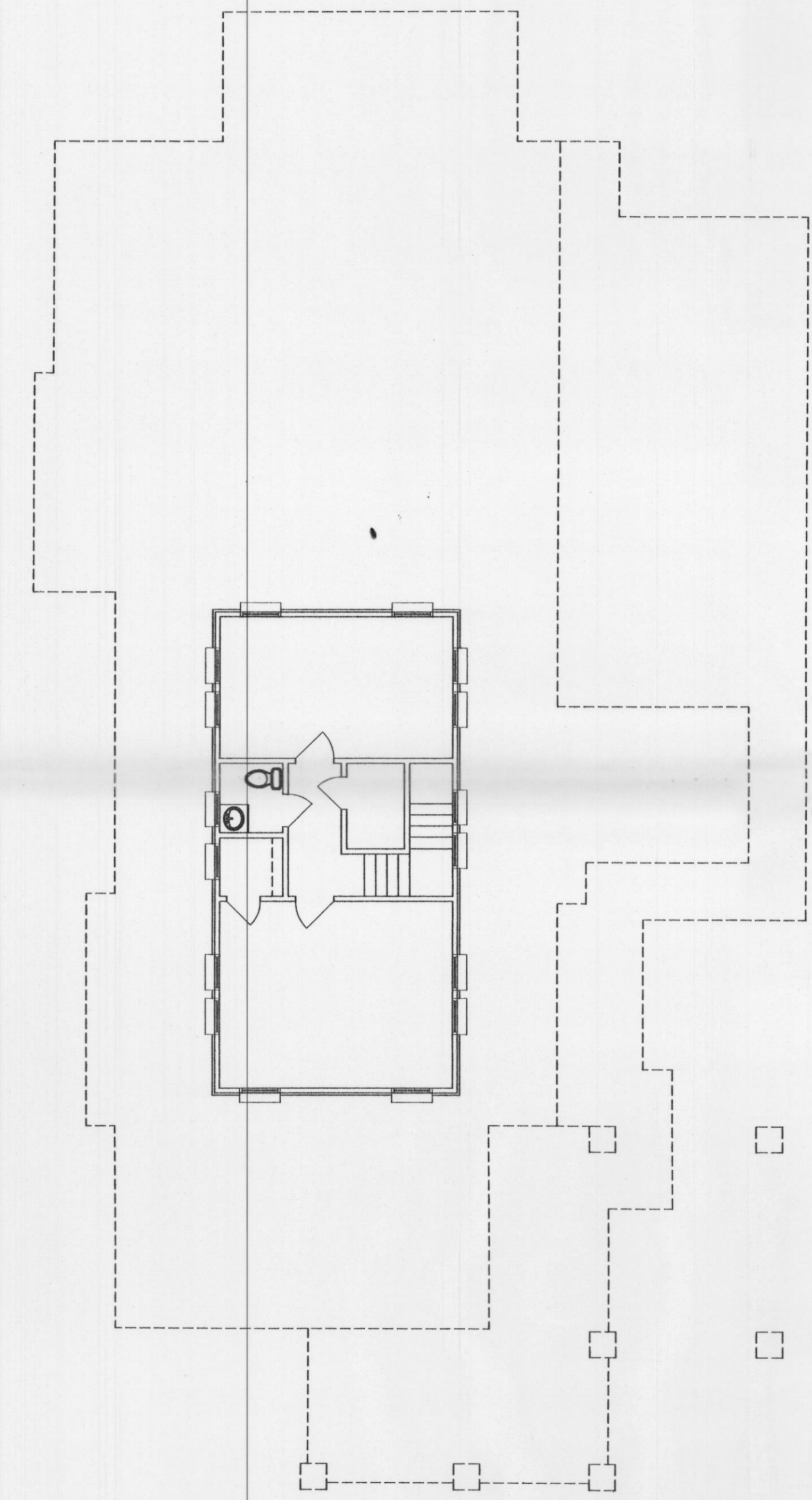
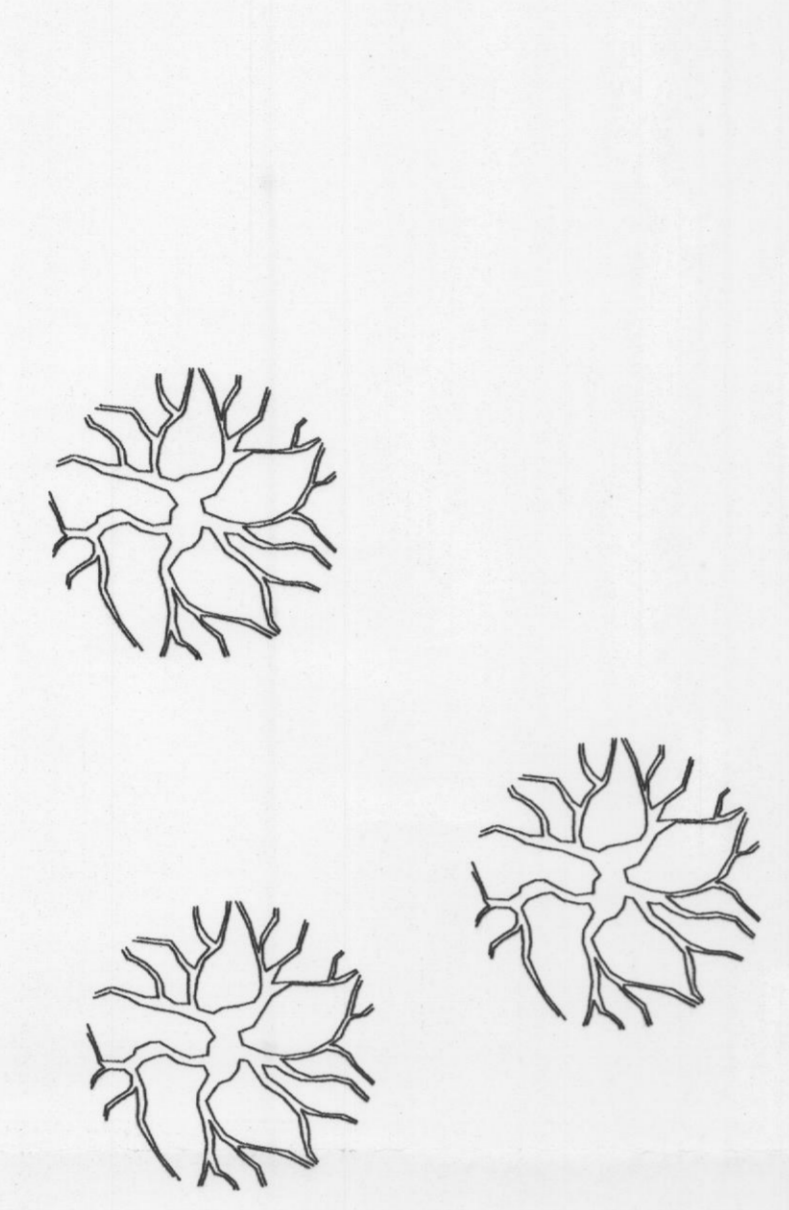
Scale: 1/4" = 1'-0"
Date: 05/02/08
Project No.: 08302
Drawn: TM
Checked: WM

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CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



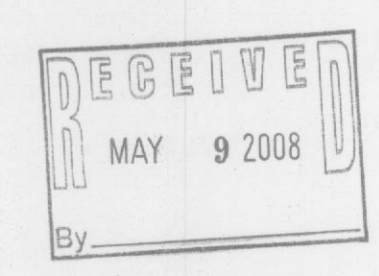
FIRST FLOOR PLAN



SECOND FLOOR PLAN

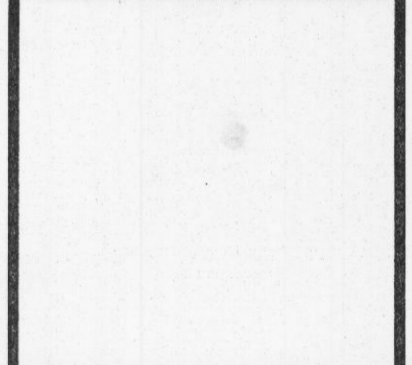
| SQUARE FOOTAGE | |
|-----------------------|-------------|
| EXISTING FIRST FLOOR | = 2301 S.F. |
| PROPOSED FIRST FLOOR | = 2135 S.F. |
| EXISTING SECOND FLOOR | = 546 S.F. |
| TOTAL UNDER ROOF S.F. | = 4982 S.F. |

FILE COPY



MEDICAL COMMERCIAL CHURCHES
MERSHAWN ASSOCIATES
 ARCHITECTURE & CONSTRUCTION
 2313 RIDGE ROAD #103
 ROCKWALL, TEXAS 75087
 PHONE: 972-722-9302
 FAX: 972-722-9299

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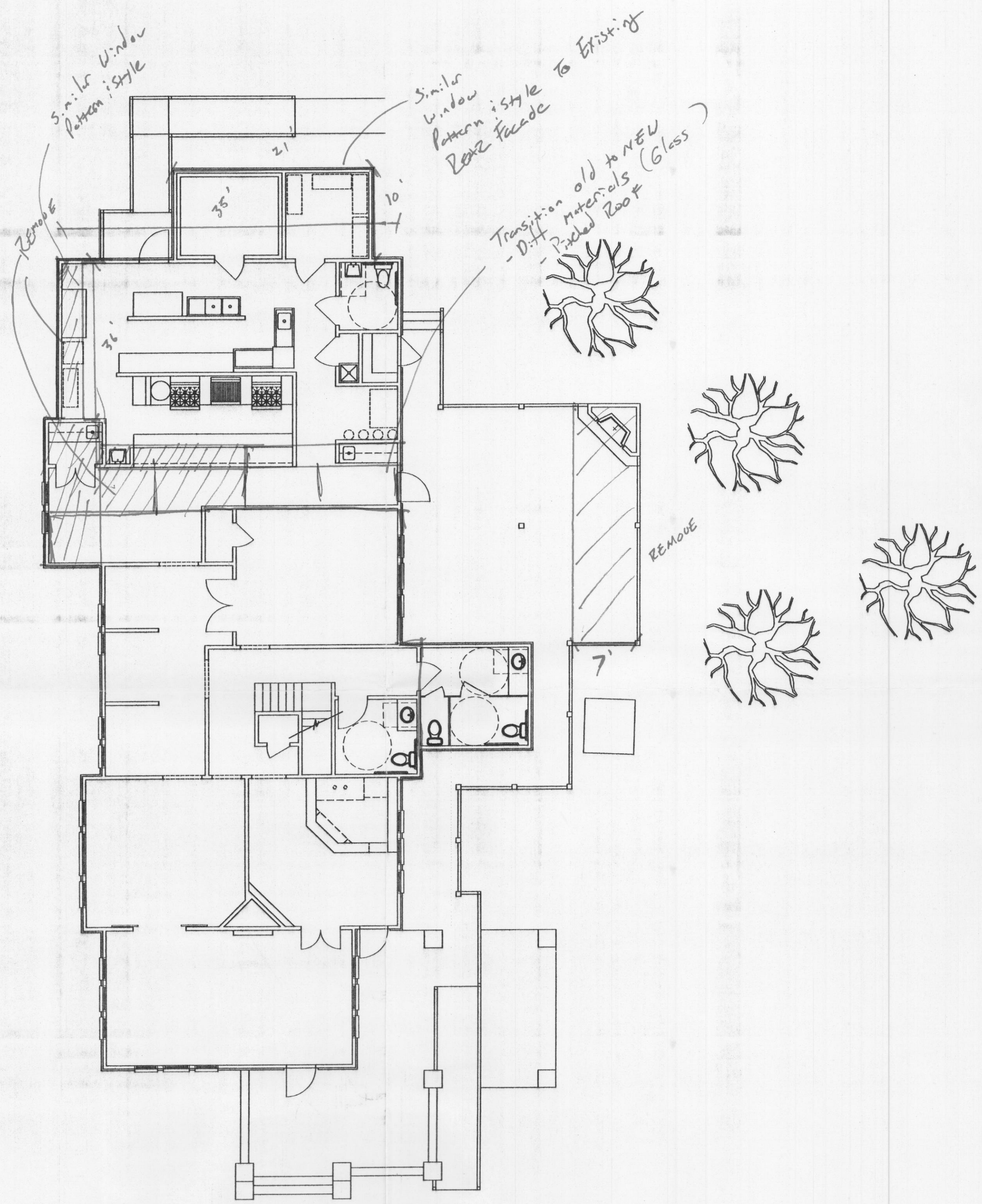


MATTHEW NUGENT
 RESTAURANT REMODEL
PROPOSED FLOOR PLANS

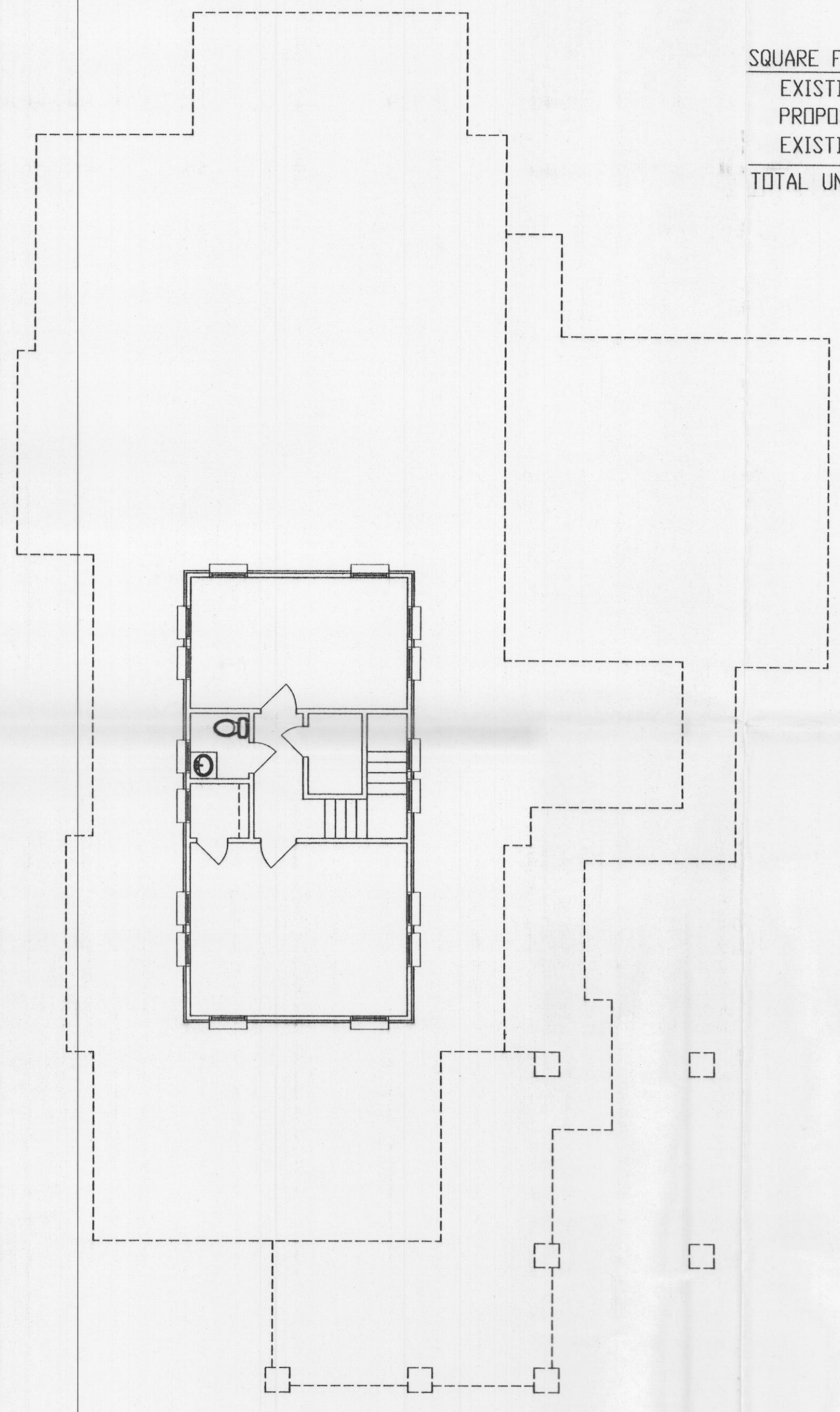
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| Scale: | 1/8" = 1'-0" |
| Date: | 05/09/08 |
| Project No.: | 08302 |
| Drawn: | IM |
| Checked: | WM |

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CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

SQUARE FOOTAGE

| | | |
|-----------------------|---|-----------|
| EXISTING FIRST FLOOR | = | 2301 S.F. |
| PROPOSED FIRST FLOOR | = | 2135 S.F. |
| EXISTING SECOND FLOOR | = | 546 S.F. |
| TOTAL UNDER ROOF S.F. | = | 4982 S.F. |

MERSHAWN ASSOCIATES

ARCHITECTURE & CONSTRUCTION

MEDICAL COMMERCIAL CHURCHES

RESIDENTIAL RESTAURANTS INSTITUTIONAL

2313 BRIDGE ROAD #103
ROCKWALL, TEXAS 75087

PHONE: 972-722-8308
FAX: 972-722-9393

| DATE | REVISION |
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MATTHEW NUGENT RESTAURANT REMODEL

PROPOSED FLOOR PLANS

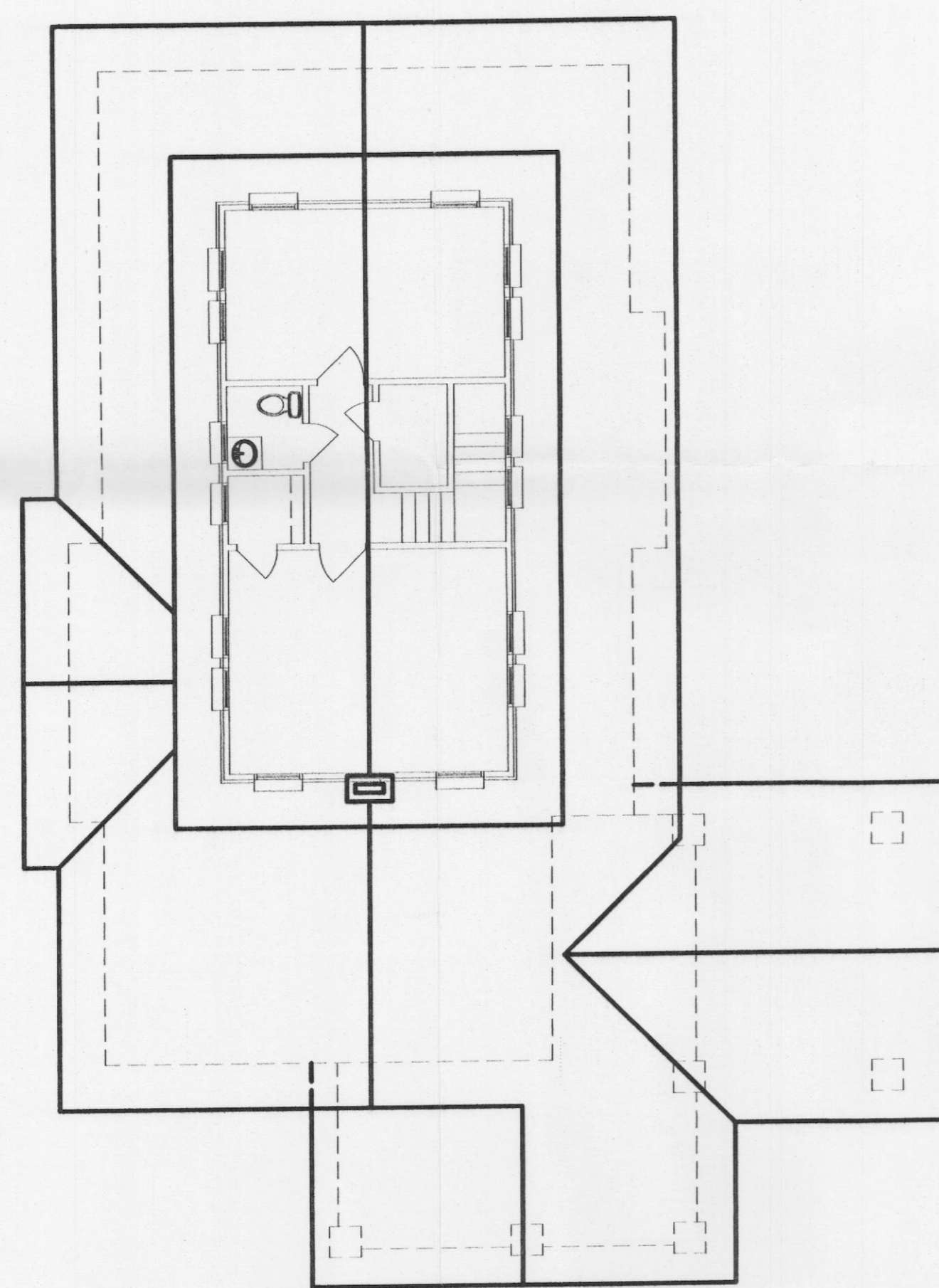
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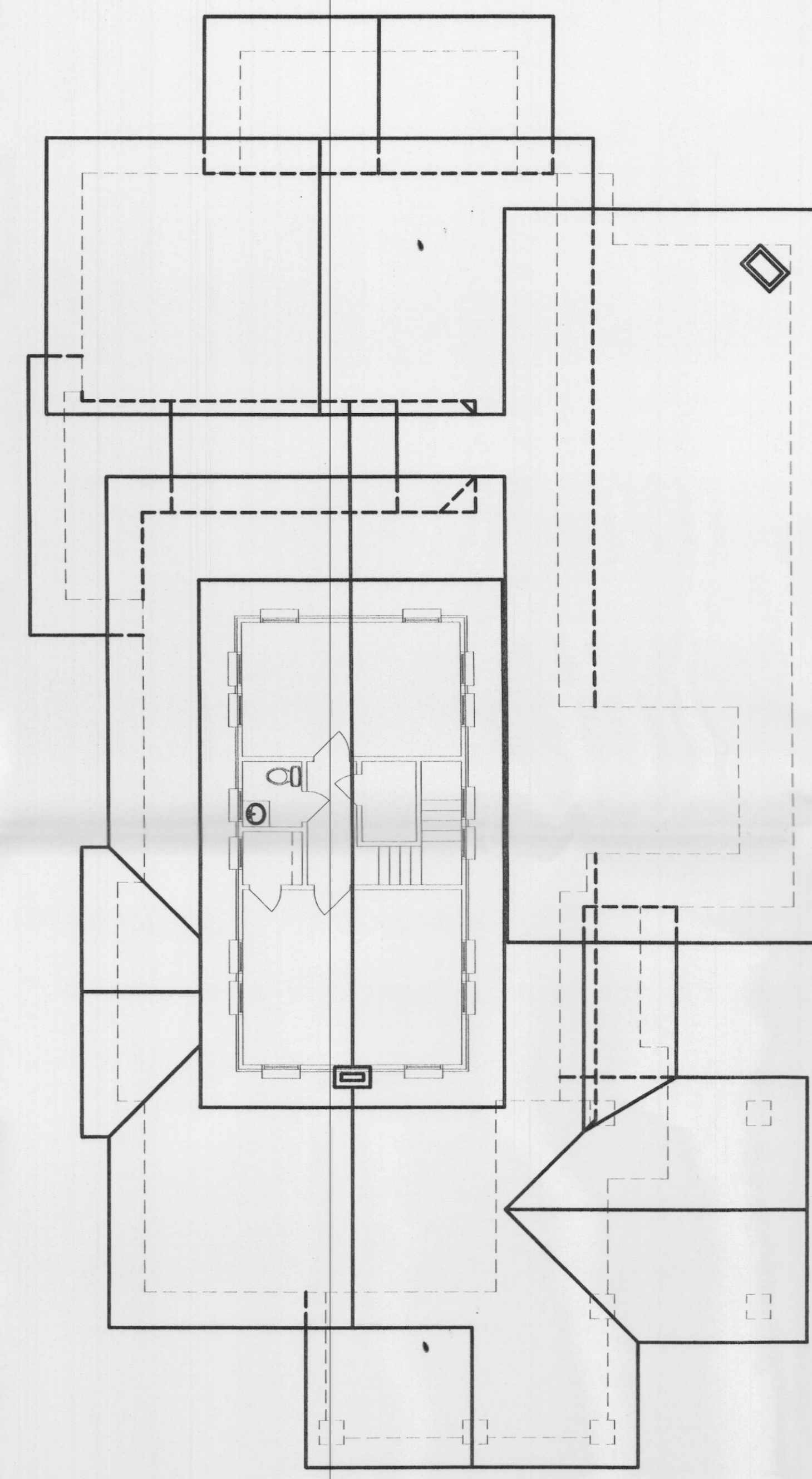
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CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

MEDICAL COMMERCIAL CHURCHES
MERSHAWN ASSOCIATES
 ARCHITECTURE & CONSTRUCTION

RESIDENTIAL RESTAURANTS
 INSTITUTIONAL

PHONE: 972-722-9302
 FAX: 972-722-9299

2313 RIDGE ROAD #103
 ROCKWALL, TEXAS 75087

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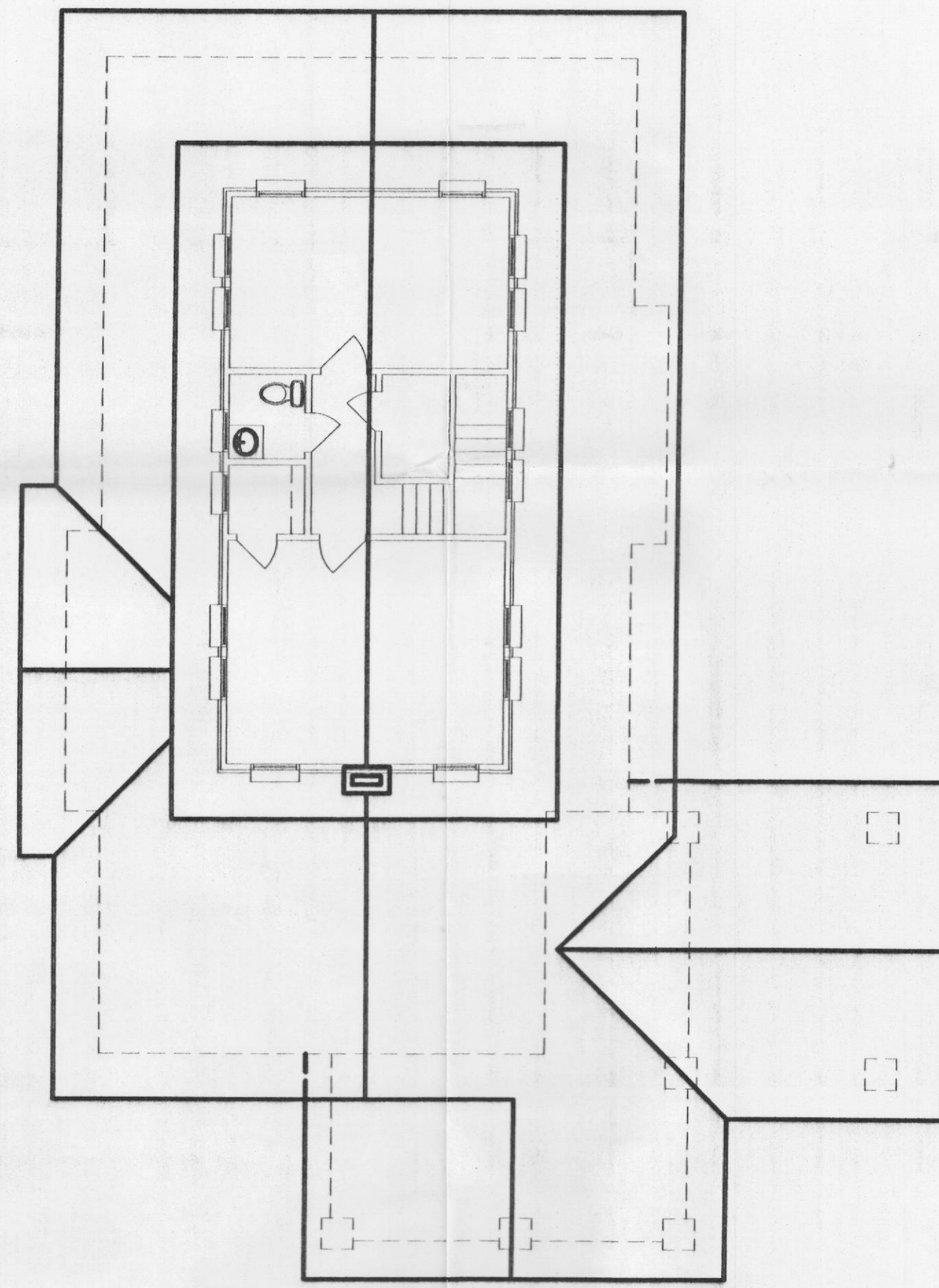
MATTHEW NUGENT
 RESTAURANT REMODEL

EXISTING/PROPOSED
 ROOF PLAN

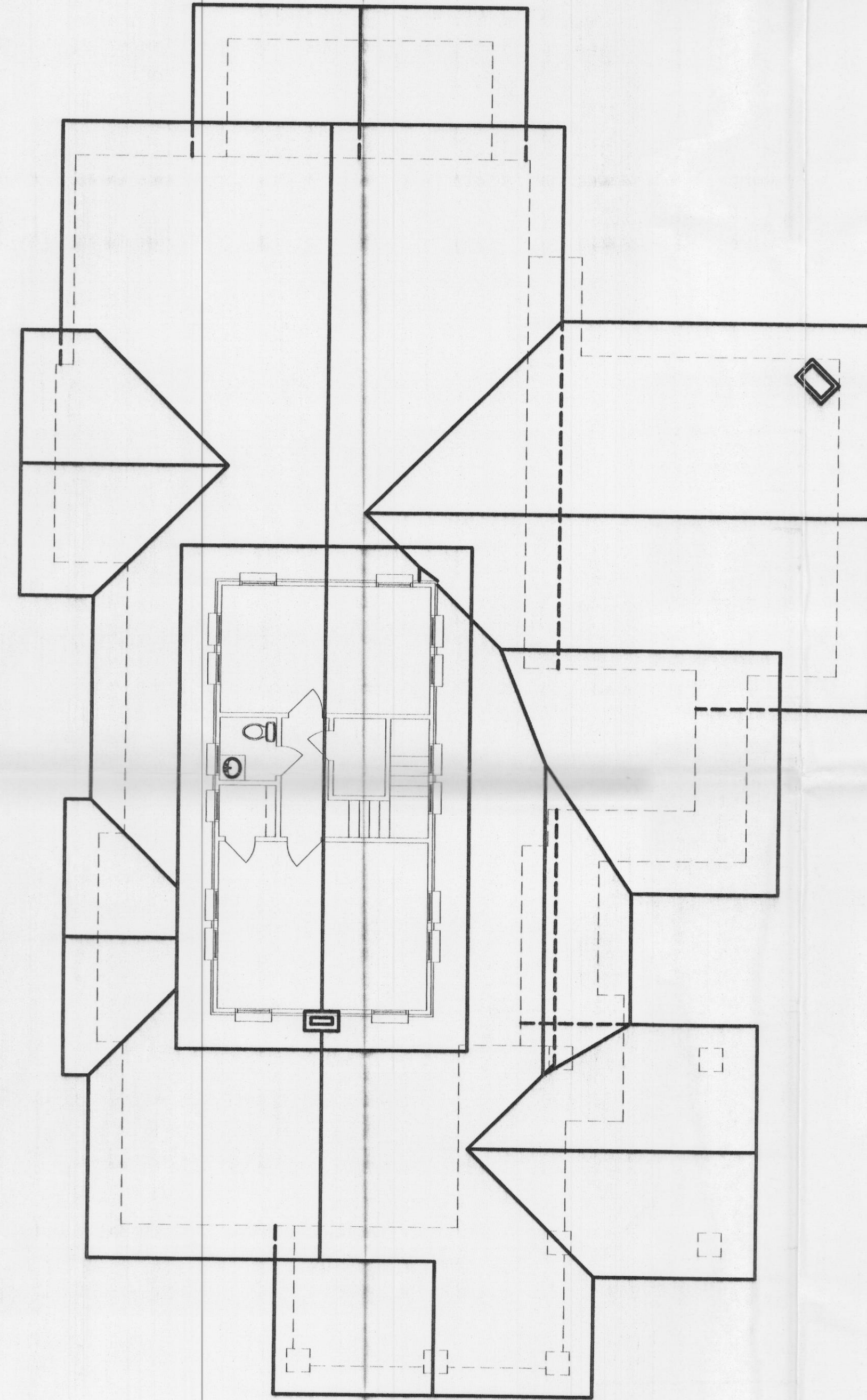
Scale: 1/8" = 1'-0"
 Date: 05/09/08
 Project No.: 08302
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CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

MEDICAL COMMERCIAL CHURCHES
MERSHAWN ASSOCIATES
RESIDENTIAL RESTAURANTS INSTITUTIONAL
ARCHITECTURE & CONSTRUCTION
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-722-9299

DATE

REVISION

MATTHEW NUGENT
RESTAURANT REMODEL

EXISTING/PROPOSED
ROOF PLAN

Scale: 1/8" = 1'-0"

Date: 05/02/08

Project No.: 08302

Drawn: TM

Checked: WM

SHEET

OF

K:\0000 PROJECTS\08302_011116 St. Restaurant\ELEV_PROPOSED.dwg Thu May 01 14:42:46 2008 Tim



City of Rockwall
The New Horizon

5/19/2008

Mat Nugent
411 Wyndemere Blvd.
Heath, TX 75032

RE: H2008-002
C of A - 105 Olive St.
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 5/15/2008. The following is a record of all recommendations, voting records and conditions of approval:

Staff believes that the majority of the proposed additions meet the intent of the Secretary of Interior's Guidelines and the "Old Town Rockwall Historic Guidelines". Staff is recommending approval subject to the following conditions;

- 1. The new construction should provide for clear differentiation between the existing historic structure and the new addition.*
- 2. The proposed exterior materials match the existing structure by utilizing lap wood siding (in a size to match the existing house) and asphalt shingles.*
- 3. The color of the lap wood siding and asphalt shingles match the existing structure.*
- 4. The chimney and fireplace located on the outdoor dining area should be constructed out of the same brick (matching texture, color and size) as the original chimney.*
- 5. The existing small half windows on the east elevation should be incorporated into the new addition at their current location on the elevation.*
- 6. The window pattern and style that currently is located on the rear of the existing structure be maintained on the rear elevation of the addition.*
- 7. The window pattern and style that currently exists on the east elevation be continued into the proposed addition (including double and triple window placement).*
- 8. The handrails be wood as there is no other form of iron or ornamental metal found on the historic structure.*

On May 15, 2008 the Historic Preservation Advisory Board approved the Certificate of Appropriateness by a vote of 6-0 subject to staff conditions and the additional condition:

- 1. That the addition of the kitchen to the rear facade of the existing structure be constructed as shown in the original elevations with regards to the transition of the existing structure to the new addition.*

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

WAYNE@MERSHAWNARCHITECTS.COM

Mathew Nugent
Chef / Owner

411 Wyndemere Blvd.
Heath, TX 75032

Phone: 972-772-0473
Fax: 972-772-0467

Email: matnugent@sbcglobal.net



BALC L.L.C.

RESTAURANT CONCEPTS