

OLD ROCKWALL HISTORIC DISTRICT GUIDELINES

- EXHIBIT (2) -

OLD ROCKWALL HISTORIC DISTRICT - Certificate of Appropriateness - Application

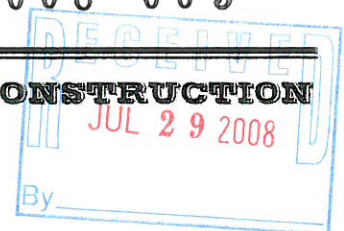
Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please continue on additional sheets.

| | | | |
|---|-----------|--|-----------------|
| Address of Property: <u>925 N. Coliad</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 <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: _____ <input type="checkbox"/> National Register District <input type="checkbox"/> Certified State or Local District <input type="checkbox"/> Proposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy) | | | |
| Owner: <u>Isaac Pena</u> | | Street Address: <u>925 N. Coliad</u> | |
| <u>Rockwall</u> | <u>Tx</u> | <u>75087</u> | <u>Rockwall</u> |
| City | State | Zip Code | County |
| <u>(214) 732-8020</u> | | | |
| Telephone Number (preferably daytime) | | | |
| 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>Demolish small Barn</u> | | | |
| Owner's Signature <u>[Signature]</u> | | City of Rockwall Use Only: <u>H2068-005</u> | Project Number |

2008 005

REHABILITATION, RESTORATION AND NEW CONSTRUCTION

Prepared by the
Old Rockwall Historic District Planning Committee

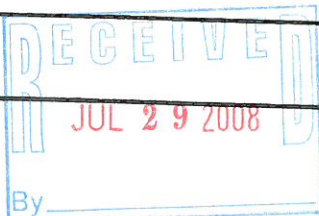


**OLD TOWN ROCKWALL
HISTORIC / ROCKWALL HISTORIC LANDMARK
REQUIRED INFORMATION / MATERIALS CHECKLIST**

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):



2008 005

Dear members of the Rockwall Historic Board,

My name is Isaac Pena and I live at 925 N. Goliad . I am writing to you to request permission to demolish one of the 2 small barns on my property , it is the smaller one of the two and the one closer to the interior of the lot. My reasons for this request are that it has no real use other than storage and even that is not very useful. Things get wet inside when it rains because of the holes in siding and roof . The slab is lower than the ground around it so water also washes in on the floor. The slab is also severely cracked and unlevelled. Also animals like mice and rats and even snakes get in there because of the holes in the walls. I have considered fixing the barn but unfortunately the cost would be thousands of dollars and the barn would still not serve much purpose, its too small to convert into a 2 car garage. Another concern that I have is that it is a potential hazard to my small children when playing in the yard. Also my home is currently on the market and the prospective buyers have shared these very same concerns. I am including some pictures so that you can see what I am talking about, thank you for your attention concerning this matter .

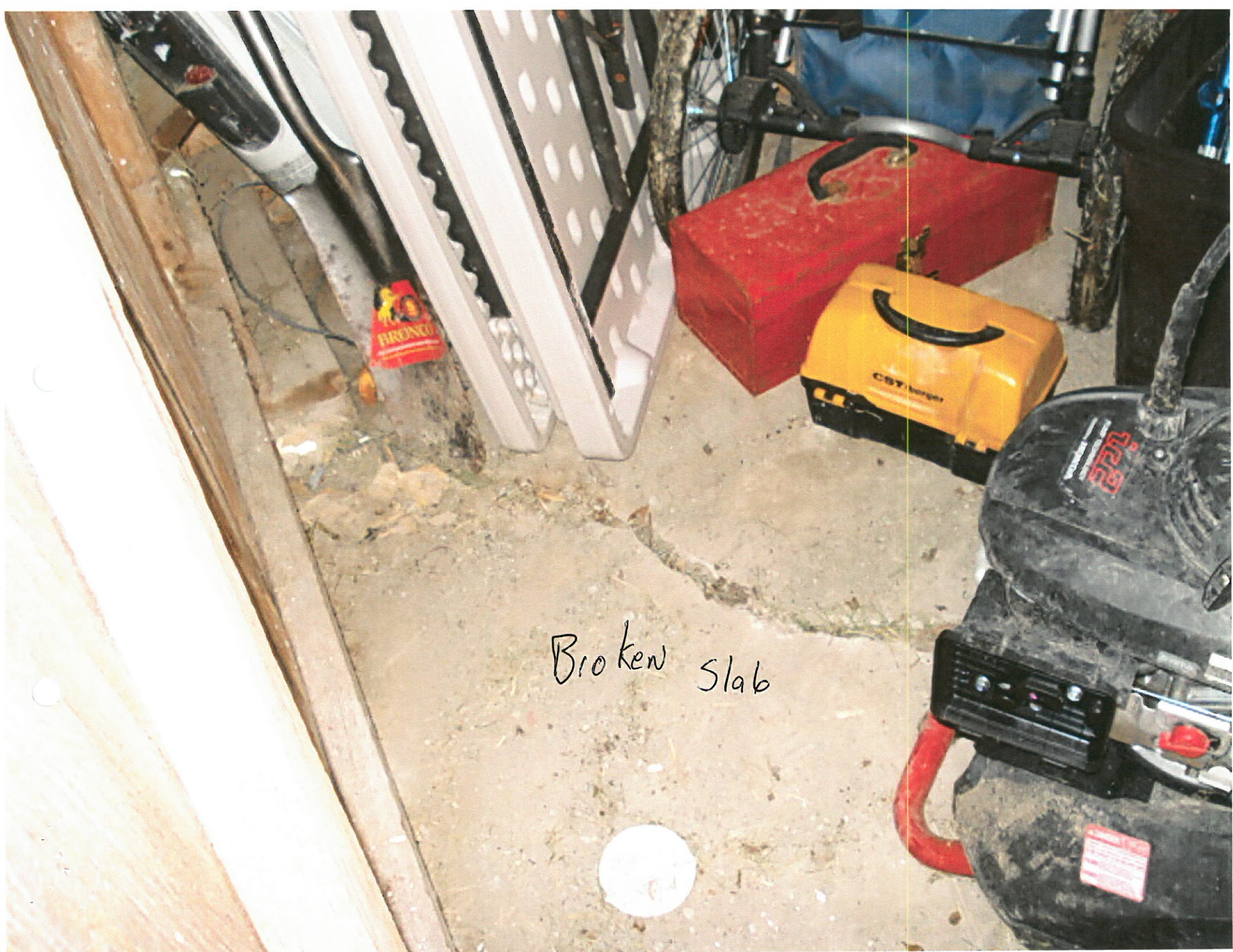
Sincerely,

A handwritten signature in black ink, appearing to read "Isaac Pena", with a long horizontal flourish extending to the right.

Isaac Pena



2008 005



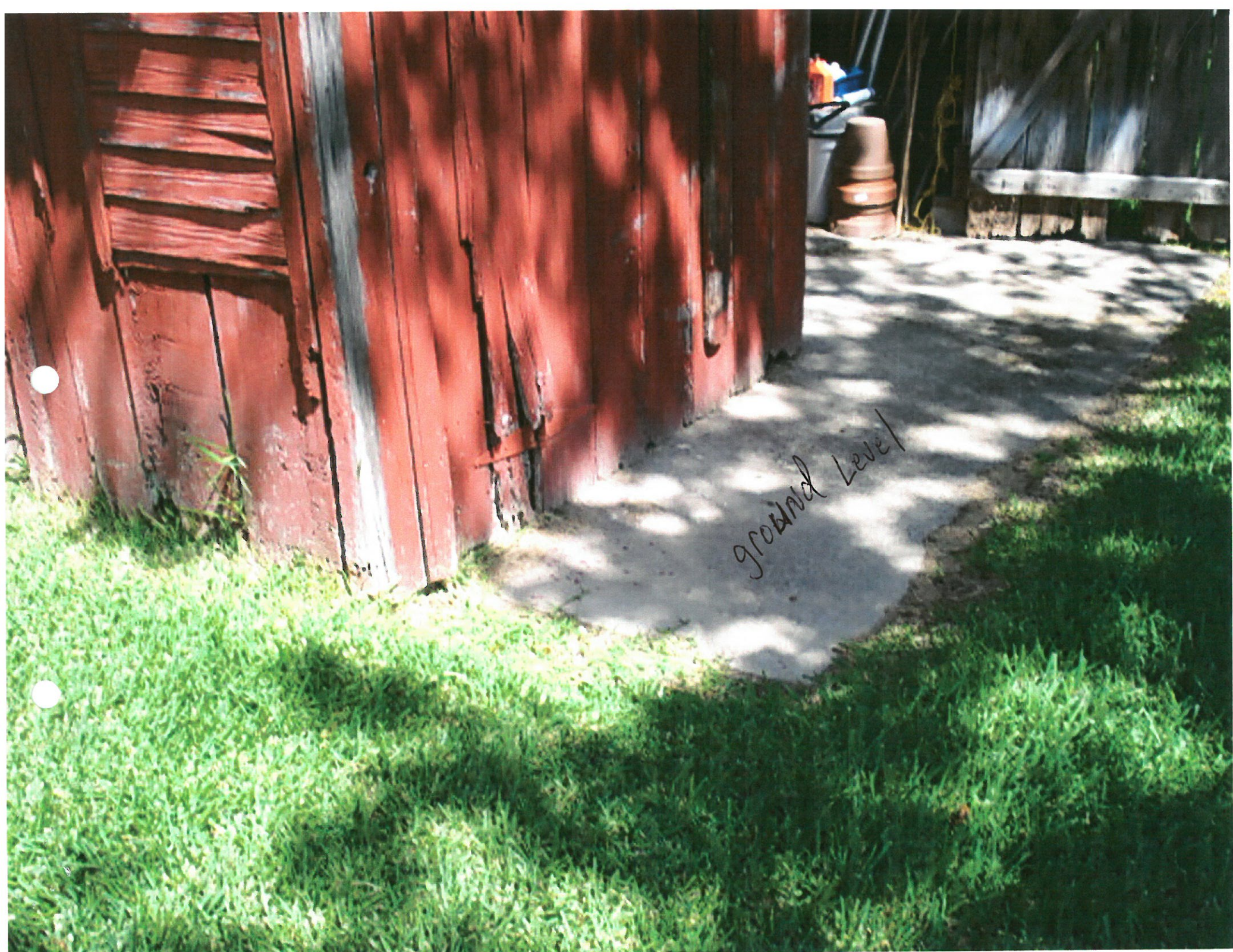
Broken Slab

Bonnie's Roof Support


2



Broken
Slab



ground level



Holes & gaps
in siding

American Association of
Professional Inspectors, Inc.
America's Inspectors
P.O. Box 1794 Rockwall Texas 75087
Office 972-412-6656 Fax 972-412-6655
thestaff@aapiinfo.com

Wednesday, July 30, 2008

Kathy Donahoe
925 N. Goliad St.
Rockwall, TX 75087

Per your request I reviewed the condition of the small red barn that set at the back area of the property, the follow are my findings.

The foundation is broken in to 3 or 4 sections and is unstable. The framing of the building shows signs of leaning and is not structurally sound. All siding is damaged and needing to be replaced. The roof is not properly supported and could blow off with high winds. The roofing materials are not secured properly and considering that this material is sheet metal, it could cause physical damage to the other structures around it and injury to any person in that area if these sheet metal panels blew off the roof.

Unfortunately, it is not economically feasible to restore this structure to the point that it would be sound and stable and not a safety risk.

Please do not hesitate in contacting me should you have any question or need additional information.

Respectfully submitted,

Bob Charvoz

Bob Charvoz
TREC 3628



AUG 5 2008



AUG 5 2008



AUG 5 2008

Spencer, Chris

From: LaCroix, Robert
Sent: Monday, August 11, 2008 8:22 AM
To: Spencer, Chris
Subject: FW: Inspectors Letter Red Barn
Attachments: Document.pdf

From: Jacqui Bloomquist Team Inc. [mailto:jacquibloomquist@aol.com]
Sent: Friday, August 08, 2008 12:28 PM
To: LaCroix, Robert
Cc: isaac@eaglemhs.com; elaine.sullivan@cbdfw.com
Subject: Fwd: Inspectors Letter Red Barn

August 8, 2008

RE: 925 N. Goliad

Mr. LaCroix,

I am the Listing Agent for the property located at 925 N. Goliad St, Rockwall, TX 75087. It is my understanding that you have spoken with the Current Owner of the home, Isaac Pena, regarding his wishes to remove the existing smaller barn from the above property, mainly due to safety issues regarding his 4 small children playing on the property near the barn, and the fact that it is not economically feasible to restore this building.

We currently have the home under Contract to be sold to Mr. and Mrs. Donahoe, who I also believe you have spoken with. They have the same concerns as Mr. Pena, and it is actually a part of the contract for sale that this issue be taken care of prior to them closing on the home. The new Buyers have recently had the home thoroughly inspected, and in the course of this, they asked the Inspector to do an analysis of the barn as well.

Due to the Inspectors findings regarding this issue; and the concerns of the prospective Purchaser, and the Current Seller, we are collectively, and respectfully, asking for permission to let Mr. Pena, or a reputable company have the Barn removed immediately. I understand that you have added this issue to the agenda for your next meeting in a couple of weeks, but due to the safety concerns; especially now that the property is Listed for sale, and open for showings (Back up Offers) with Buyers, and other Agents; many of which will be showing and exploring the property including the barns, the risk of injury to a Third Party just simply outweighs the waiting for this meeting.

I am now also obligated to disclose this Inspection Report, and the Inspectors Letter regarding the Barn, to all prospective Purchasers and Agents from here on out, even if the Donahoe's do not end up purchasing the home.

I realize that the City deems the property, and the land a Historical Landmark, and I can appreciate the City wanting to preserve as much of the History of the City as they can; is there any way that maybe the City could move the barn to another location that is not Residential? of course they would have to rebuild it and put on a new foundation , or perhaps use the existing wood from the Barn for another purpose?

I appreciate any help you can give to the matter to **expedite** this issue. I am attaching the Letter from the Inspector regarding the Safety of the barn for your review.

Please contact me regarding this matter as soon as possible.

Jacqui Bloomquist
 Coldwell Banker Apex
 Top Producer 12 Years+
 Investment Specialist

972-740-3495 Direct/Cell
 972-772-3346 Fax
 jacquibloomquist@aol.com Email

Visit us @
<http://JacquiBloomquist.Realtor.com>

Jacqui Bloomquist Marketing Team, Inc.

-----Original Message-----

From: Sullivan, Elaine <elaine.sullivan@cbdfw.com>
To: jacquibloomquist@aol.com
Sent: Fri, 8 Aug 2008 11:17 am
Subject: FW: Inspectors Letter Red Barn

Elaine Sullivan

"Staging and Selling with Style!"
Coldwell Banker Residential Brokerage
972-977-5996

A referral is putting someone *you care about* in touch with *someone you trust*.

elaine.sullivan@cbdfw.com
www.cbdfw.com/elainesullivan

Please call me for your relocation needs across the nation.

8/11/2008

2. Reapplication

If an appeal is denied by both the Board and the Council, no further applications may be considered for the subject matter of the denied Certificate of Appropriateness for one (1) year from the date of the final decision unless:

- ξ The Certificate of Appropriateness has been denied without prejudice; or
- ξ The Board waives the time limitation because it that there are changes or circumstances sufficient to warrant a new hearing. A simple majority vote by the Board is required to grant the request for the waiver of the time limitation.

3. Suspension of Work

After the work authorized by the Certificate of Appropriateness is commenced, the applicant must make continuous progress towards completion of the work, and shall not suspend or abandon the work for a period of more than 180 days. The Historic Preservation Officer and/or Building Official may, in writing, authorize a suspension of work for a period greater than 180 days upon written request by the applicant showing circumstances beyond his control.

L. EMERGENCY PROCEDURE

If any Applicable Structure is damaged and the building official determines that it is a public safety hazard or will suffer additional damage without immediate repair, the building official may allow the property owner to temporarily protect the structure whether or not the materials used conform to the Guidelines. However, in such a case, the property owner must then apply for a Certificate of Appropriateness for the restoration, rebuilding, remodeling, demolition or removal of the structure within ten (10) days of the occurrence that caused the damage. The temporary protection authorized under this subsection must not permanently alter the architectural features of the structure.

M. DEMOLITION PERMIT AND CERTIFICATE OF APPROPRIATENESS

A Certificate of Appropriateness is required prior to receiving a permit for demolition of a property within a historic district, including secondary buildings. An application for demolition of a contributing structure on the grounds of hardship may be filed. The applicant must establish the following elements to prove hardship:

1. **The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible; and**
2. **The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and**

EXHIBIT A

3. Efforts to find a purchaser interested in acquiring the property and preserving it have failed; and/or
4. The structure or property is in such condition as to be irreparably damaged and as such poses a nuisance to the surrounding area and is a "threat" to the health, safety and general welfare of the community.

Expiration. A Certificate of Appropriateness for the demolition or removal expires if the work authorized by the Certificate for demolition or removal is not commenced within 180 days from that date of the issuance of the Certificate for demolition.

N. ENFORCEMENT

All work performed pursuant to a Certificate of Appropriateness (COA) issued under this ordinance shall conform to all requirements included therein. It shall be the duty of the Building Inspection Department to periodically inspect any such work to assure compliance. In the event work is found that is not being performed in accordance with the COA, the Building Inspection Department may suspend the COA, issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect. A Certificate of Appropriateness may be reinstated, any stop work order lifted, and work may resume upon assurance that compliance will henceforth exist.

O. ORDINARY MAINTENANCE

Nothing in this ordinance shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature of a landmark or property within a historic district that does not involve a change in design or material. In-kind replacement or repair is included in this definition of ordinary maintenance.

P. PRESERVATION INCENTIVES

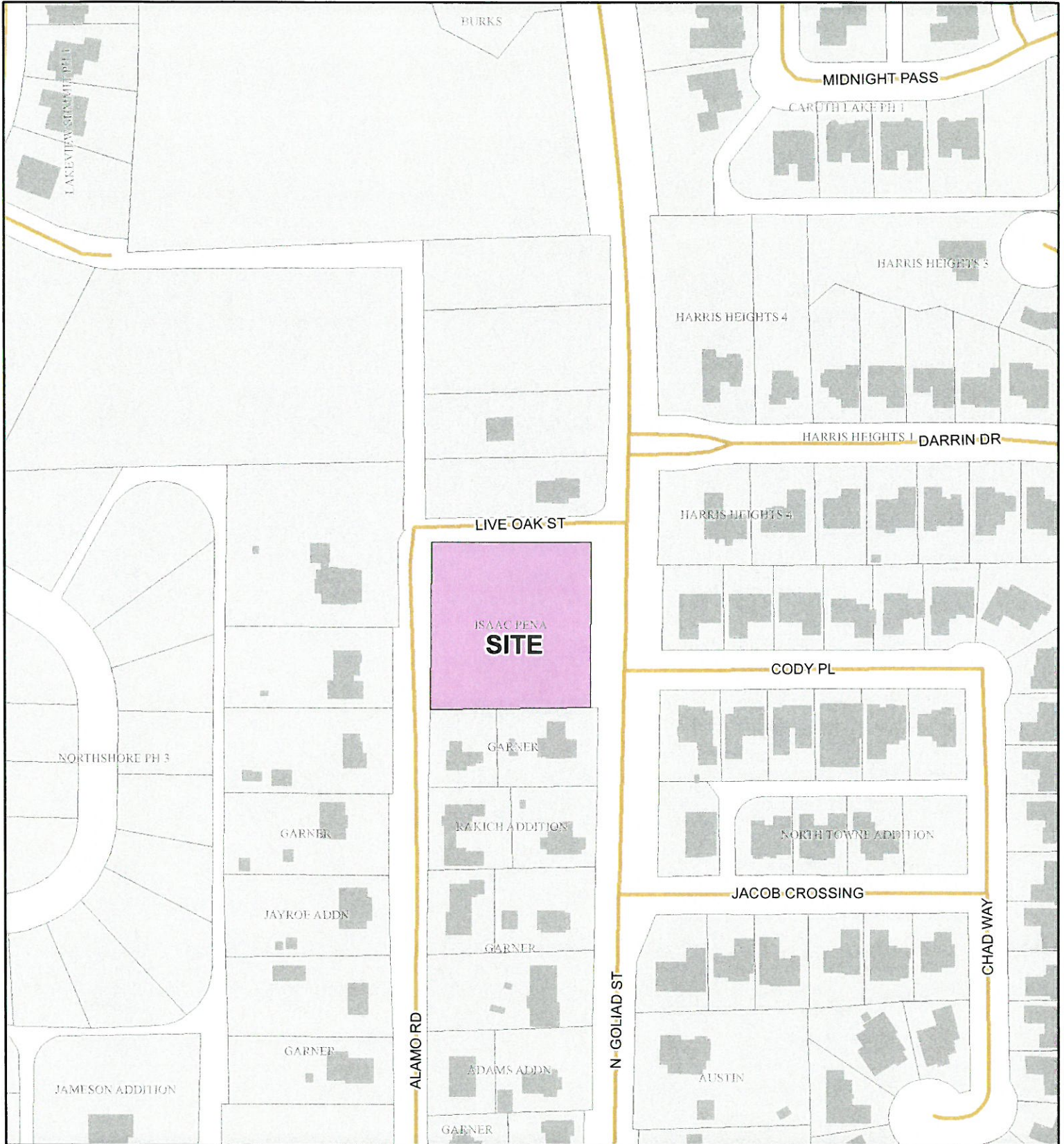
To promote the goal of stabilizing and improving values of properties within the District, and encourage the rehabilitation and stabilizing of structures, the City Council by Resolution, may offer tax incentives.

Q. PENALTIES

Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Legend

 SUBJECT PROPERTY



N



H2008-005 Cade Home
925 N. Goliad (CofA)

July 21, 2008

0 55 110 220 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.



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Mortgage Calculator
 Pre-Qualification Calculator
 Home Financing
 Mortgage Representatives

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Mortgage Payments

The approximate monthly Principal & Interest payment for this property would be **\$2,529.50**.
[\[View Details\]](#)

Use our [Mortgage Payment Calculator](#) to determine a more exact payment estimate.



Property Profile | Map this Property | Local Services | Schools | Neighborhood

925 N Goliad STREET, Rockwall, TX, 75087



[View Slide Show](#) [Print Photos](#)

Price: **\$495,000**
 Type: **Single Family Home**
 Mapsc0: **020C L* DA**
 Bedrooms: **5**
 Bathrooms: **3**
 Square Feet: **3,970**
 School District: **Rockwall Isd**
 # Stories: **2**
 # Fireplaces: **2**
 Year Built: **1913**
 MLS Number: **11008534**



[Request More Information on this Property](#)



Elaine Sullivan
REALTOR®

Office:
Rockwall
 Office Phone:
(972) 977-5996

[Contact Me](#)
[About Me](#)
[Add To Favorites](#)

Description

Unbelievable Renovation to this Precious piece of Rockwall's History! Built by Henry Basham of Swiss Avenue fame in Dallas, and Landmarked as the Cade Home, the home was designated a City of Rockwall Historical Landmark in 2005! Nestled behind Mature Trees, this home will take you back in time! Situated on a Fully Sprinklered, Lushly Landscaped 1 Full Acre right in the middle of Downtown Rockwall! Zoned PD-50, Residential or Commercial Use!!

Features

- Elementary school: WILLIAMS
- School district: ROCKWALL ISD
- Bedroom 2 is 15 x 13
- Bedroom 5 is 19 x 8
- Living Room is 19 x 15
- Breakfast Room is 8 x 13
- Utility Room is 13 x 8
- Dishwasher
- Central air
- Wood exterior
- Satellite dish
- Corner lot
- Lot has barn or stable
- Lot number: 1
- Wood floors
- Composition roof
- Underground utilities
- Middle school: WILLIAMS
- Master bedroom is 15 x 13
- Bedroom 3 is 13 x 13
- Dining Room is 15 x 15
- Living Room 2 is 15 x 13
- Study Room is 14 x 13
- Electric oven
- Woodburning fireplace(s)
- Electric central heat
- Covered porch
- Lot acreage is: 1
- Lawn sprinkler
- Subdivision: Isaac Pena Addition
- Cable television available
- Kitchen island
- City sewer
- Property style: colonial
- High school: ROCKWALL
- Pantry
- Bedroom 4 is 14 x 13
- Kitchen is 13 x 13
- Living Room 3 is 14 x 13
- Library
- Gas cooktop
- Ceiling fan(s)
- Zoned heat
- Patio
- Lot dimension is: 211 x 214
- Storage building(s)
- Wooded lot
- Garbage disposal
- Smoke alarm
- City water

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RATES



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Listed by:



Coldwell Banker Apex
 Call (800) 490-2600 for more information, or [Request More Information](#)

Property listing data provided by NTRIS multiple listing service. Information last updated: 8/12/2008. The information contained herein is either furnished by the owner to the best of his knowledge or from other sources that are deemed reliable but not guaranteed and all information is subject to verification by the purchaser and should be independently verified. If your property is listed with a real estate broker, please disregard this communication. ©2008 Coldwell Banker Real Estate Corporation ®, ™ and sm licensed trademarks to Coldwell Banker Real Estate Corporation. Equal Housing Opportunity. Owned and Operated by NRT LLC.

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City of Rockwall
The New Horizon

8/25/2008

PENA, ISAAC J
925 N GOLIAD ST
ROCKWALL, TX 75087

RE: H2008-005
925 N Goliad
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 8/21/2008. The following is a record of all recommendations, voting records and conditions of approval:

Staff believes that this is a judgment call for the HPAB and if approved staff would offer the following conditions:

- 1. Applicant to obtain demolition permit from the City of Rockwall Building Inspection Office.*

On August 21, 2008, the Historic Preservation Advisory Board approved the C of A by a vote of 6-0 subject to the following condition:

- 1. The property owner shall work with City Staff in an attempt to relocate the building within or around the "Old Town Rockwall" Historic District. If attempts to relocate the building or unsuccessful after sixty days (October 20, 2008) the applicant shall have the right to apply to the City of Rockwall Building Inspection Department for a demolition permit.*

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

CITY OF ROCKWALL

ORDINANCE NO. 05-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (ORD. NO. 04-38) OF THE CITY OF ROCKWALL, AS PREVIOUSLY AMENDED, BY AMENDING ARTICLE V, SECTION 6.2 HISTORIC OVERLAY DISTRICT TO PROVIDE FOR GENERAL PROVISIONS AND REQUIREMENTS FOR THE DESIGNATION OF A LANDMARK DISTRICT KNOWN AS THE HISTORIC "CADE HOME", BEING 925 N. GOLIAD, BLOCK PART 32, GARNER ADDITION; AND MORE SPECIFICALLY DESCRIBED HEREIN AS EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a city initiated request for the property known as Block Part 32, Garner Addition (925 N. Goliad) further described in the attached Exhibit "A" for designation of the said tract as a Landmark District know as the Historic "Cade Home" as defined in City of Rockwall Unified Development Code (Ord. No. 04-38); Article V, Section 6.2 Historic Overlay District;

WHEREAS, the City of Rockwall Historic Preservation Advisory Board, Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

Section 1. That the Unified Development Code (Ord. No. 04-38), as heretofore amended, be amended by the designation of a Landmark Property known as the Historic "Cade Home" Landmark District, being Block Part 32, Garner Addition (925 N. Goliad) further described in the attached Exhibit "A" as set forth in Article V, Section 6.2 Historic Overlay District of the Unified Development Code (Ord. No. 04-38). The Design Guidelines of the Old Town Rockwall Historic District; Exhibit "B" of City of Rockwall Ordinance No. 02-26, which served to establish the inaugural Historic District, shall apply in their entirety to the development and restoration of the aforementioned subject property further described in Exhibit "A".

Section 2. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.


Section 3. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a

penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

Section 4. If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

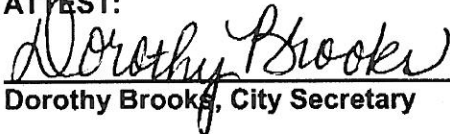
Section 5. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 6TH day of September, 2005.




William R. Cecil, Mayor

ATTEST:



Dorothy Brooks, City Secretary

APPROVED AS TO FORM:



Pete Eckert, City Attorney

1st Reading: 08-15-05
2nd Reading: 09-06-05



Exhibit "A"

Beginning at a 1/2-inch diameter red plastic cap stamped "RPLS 4888" set at the intersection of the West line of Goliad Street N. (State Highway 205), with the South line of Live Oak Street, a 40 foot wide right-of-way, said point being the Northeast corner of said Cade land;

Thence South, along said West line, a distance of 212.03 feet to a 1/2-inch diameter iron rod with a red plastic cap stamped "RPLS 4888" set at Southeast corner of said Cade land;

Thence South 89 deg. 33 min. 54 sec. West, a distance of 205.96 feet to a 1/2-inch diameter iron rod with a red plastic cap stamped "RPLS 488" set at the Southwest corner of said Cade land, said point being in the East line of Alamo Street;

Thence North 00 deg. 24 min. 23 sec. East, along said East line, a distance of 214.22 feet to a 1/2-inch diameter iron pipe found at the Northwest corner of said Cade land, said point being the intersection of said East line of Alamo Street with said South line of Live Oak Street;

Thence South 89 deg. 49 min. 33 sec. East, along said South line, a distance of 204.43 feet to the PLACE OF BEGINNING and containing 1.004 acres of land.

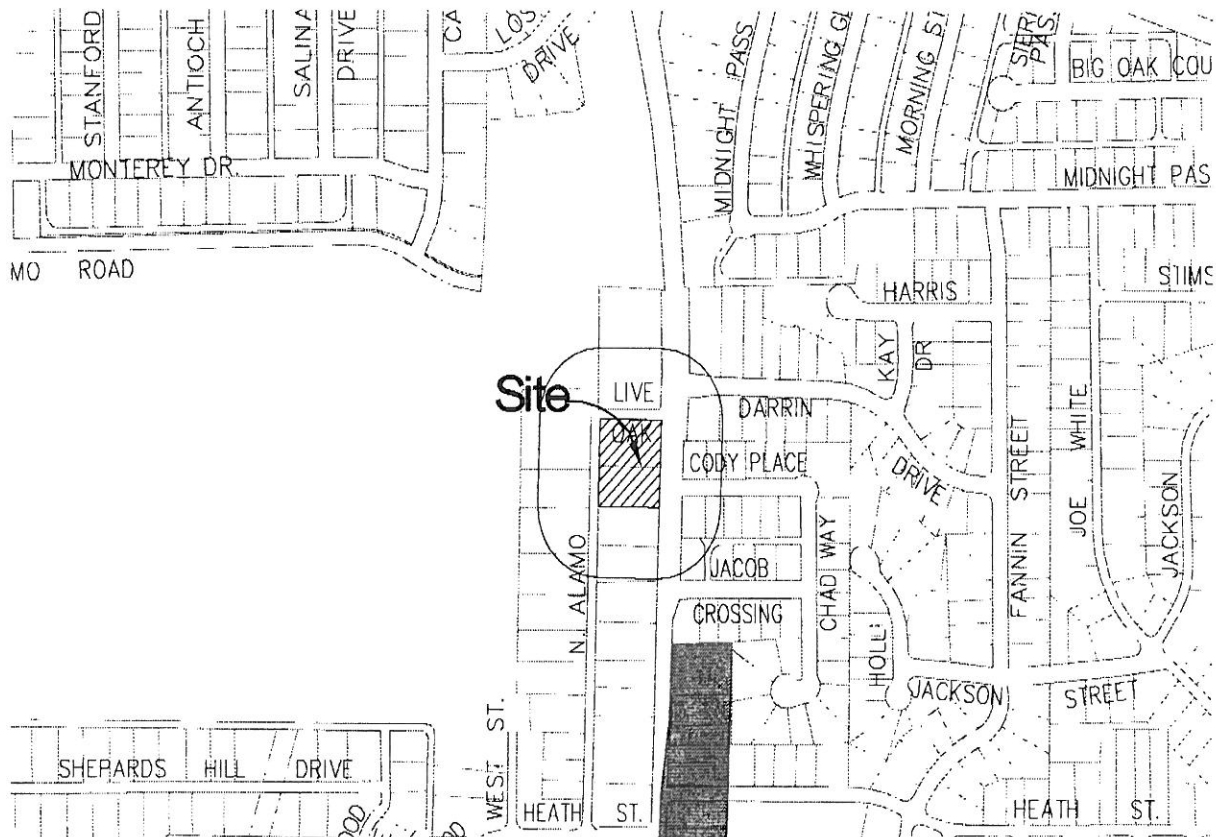


Exhibit "B"

APPENDIX D. HISTORIC PRESERVATION GUIDELINES

Introduction

These Guidelines have been compiled for the residents and property owners of City of Rockwall designated historic properties located within the Old Town Rockwall Historic District. The preservation, rehabilitation and adaptive reuse of old buildings contribute to the community aesthetically and economically. Rehabilitation is often less expensive than demolition or new construction. This guide was created to aid property owners in rehabilitating and maintaining their property in order to assist the City of Rockwall and the Old Town Rockwall residents in their effort of "Preserving the Past for the Future."

City of Rockwall Historic Preservation Advisory Board

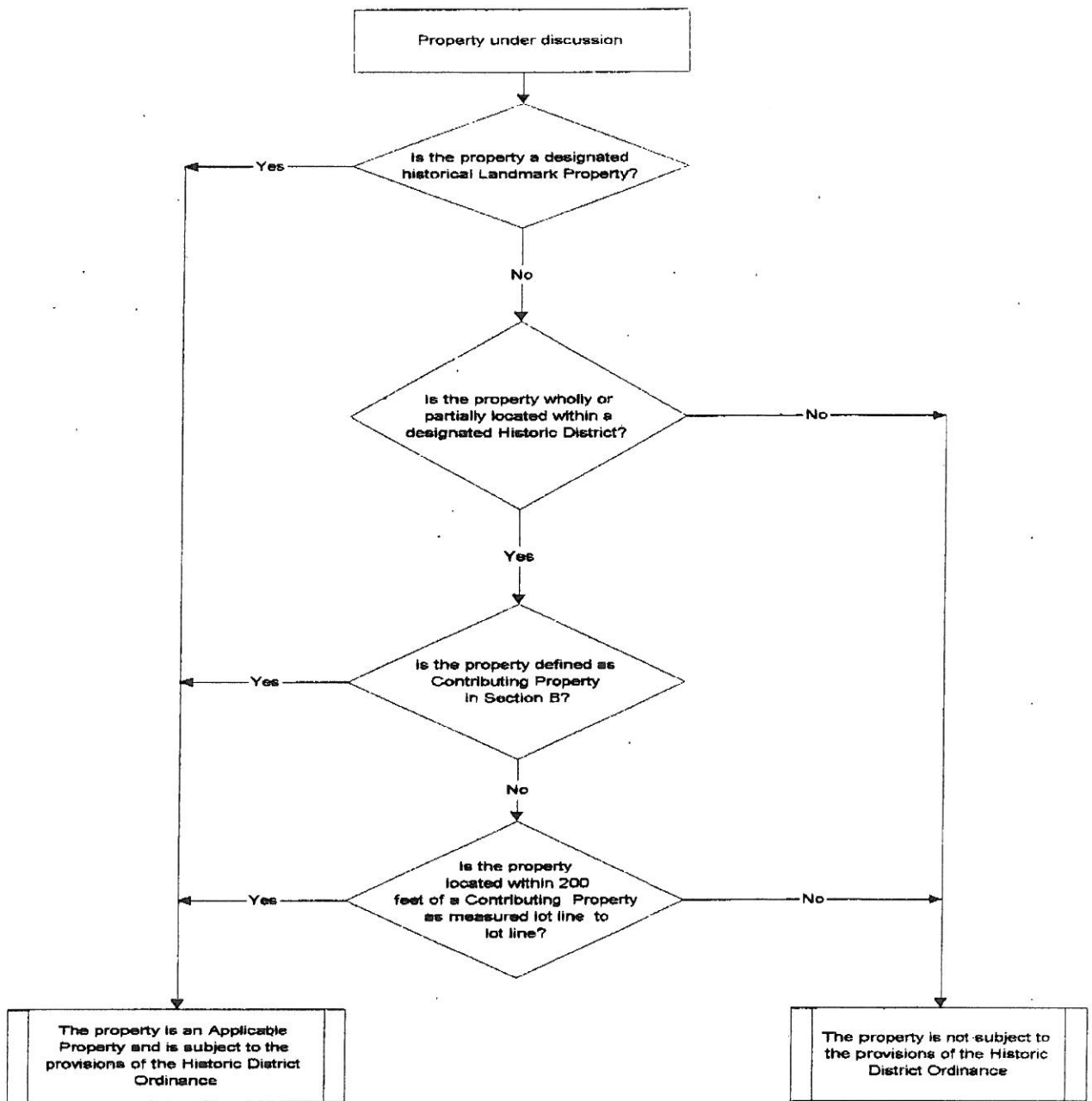
The City of Rockwall Historic Preservation Advisory Board was created June 17, 1991 (Ordinance 91-25, Section 2.20.C.2. and Ordinance No. 92-25) to serve as an advisory body to the City Council. The seven members of the Board are appointed for a term of two years by the City Council. Functions of the Advisory Board include maintaining the Historic District Register and reviewing applications for construction, alteration, removal, or demolition affecting proposed or designated historic district properties, and approving or denying Certificates of Appropriateness.

Purpose

The City Council of the City of Rockwall, Texas declared that as a matter of public policy the protection, enhancement and perpetuation of districts of historical and cultural importance and significance is necessary to promote the economic, cultural, educational and general welfare of the public. It is recognized that numerous areas, sites and structures within the City of Rockwall represent the distinguishing characteristics of a period style or method of construction that shaped the identity of generations of citizens, collectively and individually, and produced significant historic, architectural and cultural resources that constitute their heritage. Therefore this policy is intended to:

1. Protect, identify and enhance distinctive historical and architectural characteristics and landmarks, which represent distinctive cultural, social, economic, political, and architectural history of Rockwall;
2. Foster civic pride in the accomplishments of the past;
3. Protect and enhance Rockwall's attractiveness to visitors and the support and stimulus to the economy thereby provided;
4. Insure the harmonious, orderly and efficient growth and development of the City;
5. Promote economic prosperity and welfare of the community by encouraging the most appropriate use of such property within the City;
6. Stabilize and improve values of such properties; and,
7. Promote education of significance and importance of historical preservation including the exploration of tax incentives (federal, state or local) that may apply to individual property owners or properties within the historic district as a whole; and,
8. Provide guidance to property owners restoring and/or rehabilitating historic significant properties with discretion and flexibility in an effort to maintain the historical integrity of the area with a corresponding understanding of the economic realities of these types of restorative efforts.

“Applicable Property/Structure” Flowchart



Definitions

'Alteration' means any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, exterior remodeling, painting, or removal of any structure.

'Applicable Property'/'Applicable Structure' are the terms used for properties that meet the following criteria, and are subject to the provisions of the historic district ordinance and these Guidelines:

- a. **Either be a designated historical landmark or be wholly or partially located within a designated historic district,**

AND

- b. **Either be a contributing property as defined in Section B or be located within 200 feet of a contributing property.**

'Buffer yard' means the ten (10) foot landscape buffer that is generally required along the street frontage adjacent to a commercially-developed property as per the City of Rockwall Landscape Ordinance 88-28.

'Certificate of Appropriateness' means a signed and dated document evidencing the approval for work proposed by an owner or applicant.

'Contributing Structure' means a building, site, structure or object which adds to the historical architectural qualities, historical associations or archaeological value for which a property or district is significant because it was present during the period of significance. It also possesses historical integrity reflecting its character at that time or is capable of yielding important information about the period, or it independently meets the National Register criteria. The level by which a property is "contributing" (high-, medium- and low-contributing property) was originally determined by a historic survey of the properties within the (HO) Historic Overlay District implemented by the City of Rockwall Community Development Department through the spring and summer of 2000.

'Demolition' means an act or process (notwithstanding acts of God, criminal activity, etc.) which destroys a site or structure in its entirety, or which destroys a part of a site or structure and permanently impairs its structural, historic or architectural integrity.

'Design Guidelines' are the Guidelines in this document which are adopted by the Historic Preservation Advisory Board and City Council for property designated as a heritage resource or heritage resource district to protect, perpetuate and enhance the historical, cultural, architectural or archeological character of an object, site or structure.

'District' means a designated area within the Preservation District or elsewhere in the City subject to the requirements and standards of the Historic District Ordinance. An identifying name will precede the word "district."

'Fenestration' means the arrangement, proportioning, and design of windows and doors in a structure.

'Hearing' see *Public Hearing*.

'Board' or 'Historic Preservation Advisory Board' means the Historic Preservation Advisory Board of the City of Rockwall, Texas, established in accordance with the Comprehensive Zoning Ordinance No. 91-25 and 92-25 of the City of Rockwall.

Historic Preservation Guidelines

Appendix D. Historic Preservation Guidelines

'Historic Preservation Officer (HPO)' means a staff person for the City of Rockwall whose duties encompass all historic preservation activities for the City as established in accordance with Section 2.20 of the Comprehensive Zoning Ordinance No. 91-25 and 92-25 of the Code of the City of Rockwall.

'Historic Preservation' means the identification, evaluation, recordation, documentation, acquisition, protection, management, rehabilitation, restoration, stabilization, maintenance and reconstruction of historic structures or property, or any combination of the foregoing activities.

'Historic Property' means full range of properties identified in Historic surveys and/or special studies which are significant in history, pre-history, architecture, engineering, archeology and culture, including properties significant to the whole nation or those significant at the state, regional or local level.

'Landmark' means a structure or property which is of value in preserving the historical, cultural, architectural or archeological heritage, or an outstanding example of design or a site closely related to an important personage, act or event in history.

'Minor In-Kind Repairs' means small-scale repairs to correct minor problems or damage to the exterior. Minor in-kind repairs do not include a change in design, material or outward appearance, only in-kind replacement or repair. Examples of minor in-kind repair include, but are not limited to: touch up painting, replacement of a windowpane, caulking, securing loose boards, etc.

'Non-Contributing Structure' means a building, site, structure, or object which does not add to the historical architectural qualities, historical associations, or archaeological value for which a property or district is significant because it was not present during the period of significance. Due to alterations, disturbances, additions, or other changes it no longer possesses historic integrity reflecting its character at that time, is incapable of yielding important information about the period, or it does not independently meet the National Register criteria.

'Porte cochere' means a roofed extension of a building over a driveway that shelters passengers getting into and out of vehicles.

'Preservation District' means the area designated as having structures which may be suitable for inclusion in a historic district or districts.

'Public Hearing' means an opportunity for public comment in accordance with the City of Rockwall's Comprehensive Zoning Ordinance if to be held by the Historic Preservation Advisory Board or Planning and Zoning Commission, or applicable laws and procedures if to be held by the City Council.

'Reasonable rate of return' means a reasonable profit or capital appreciation which may accrue from the use or ownership of a structure or property as the result of an investment or labor.

'Rehabilitation' means the act or process of returning a structure or property to a state of utility through repair, remodeling or alteration that makes possible an efficient contemporary use while preserving those portions or features of the structure or property which are significant to its historical, cultural, architectural or archeological values.

'Resource' means a source or collection of objects, sites, structures, or property, which exemplifies the cultural, social, economic, political, archeological or architectural history of the nation, state or city.

'Restoration' means the act or process of accurately recovering the form and details of a structure or property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

'Routine Maintenance' means any work to correct deterioration or decay of or damage to a structure or property, or any part thereof, and to restore it as nearly as practicable, to its condition, using the same materials or those materials available which are as close as possible to the original. The materials and manner the work is performed must comply with applicable codes and ordinances. Routine maintenance does not include a change in design, material or outward appearance, but does include in-kind replacement or repair. Examples of routine maintenance include, but are not limited to: repainting, replacement of roofing materials or other minor architectural features, etc.

'Secretary of the Interior's Standards for Rehabilitation' means the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, reported at 36 Code of Federal Regulations 67.7, or as recodified.

'Stabilization' means the act or process of applying measures designed to re-establish a weather resistant enclosure and the structural stability of an unsafe or deteriorated structure or property while maintaining the essential form as it presently exists.

'Structure' means anything constructed or erected, the use of which requires permanent or temporary location in the ground, including, but without limiting the generality of the foregoing; buildings, fences, gazebos, advertising signs, billboards, backstops for sports courts or fields, radio or television antenna, including supporting towers, and swimming pools.

The Guidelines are to be used by the Board as well as property owners who are not familiar with development requirements in the City of Rockwall. The Guidelines are intended to make these users aware of other information that may have bearing on their project and serve as a reminder to request additional materials if needed. Some information in the Guidelines repeats material that is available elsewhere and restates information, requirements and standards that are found in ordinances and code.

I. IMPLEMENTATION

These Guidelines provide the general standards for acceptable physical characteristics of each building or structure and site, and any modifications thereto within the Old Town Rockwall Historic District). The goal is to achieve maximum adherence to the Guidelines with a minimum of delay or confusion to designated Historic District property owners.

The Guidelines are designed to provide as much flexibility as possible while continuing to promote the objectives set forth in the Ordinance.

- A. A Committee of the Old Town Rockwall Historic District residents is available to serve in an advisory role for individual projects in the District. The Old Town Rockwall Historic District Committee is established as a standing committee of the Rockwall Historic Preservation Advisory Board. The Old Town Rockwall Historic District Committee will also be available to assist Board at their request.
- B. The "contributing" historic structures and "non-contributing" properties within the designated Historic District are listed in Appendix "A."
- C. Historic properties fifty years (50) of age or older are deemed to have acquired historical significance in their own right and are eligible to be included in the Old Town Rockwall Historic District Registry. Nomination applications may be obtained from the Department of Community Development. Completed forms should be submitted to the Historic Preservation Advisory Board for historic district designation approval. Forms delivered to the Historic Preservation Officer will be forwarded to the Board chairman.

II. DEVELOPMENT STANDARDS

- A. The development standards in the City of Rockwall Building Codes shall apply to all "Applicable Properties" within the District as shown on the map in Appendix B.
- B. All City ordinances, building codes must be followed, including the Landscape Ordinance, the Lighting and Landscape Ordinances for commercial development. In addition, these guidelines will serve as reference material to insure the approval of a Certificate of Appropriateness. In the event of a conflict or absent a specific directive in these Guidelines, the provisions determined by the Historic Preservation Advisory Board to be historically beneficial shall control.

III. BUILDING STANDARDS

New additions to existing buildings or structures, including the construction of an additional free-standing building or structure on a lot, or new construction which utilizes existing party walls, should be accomplished as outlined in these Guidelines if the definition of an "Applicable Property" is met.

For new construction on any vacant lot, the scale, mass, volume, period and style shall be compatible with other historic buildings or structures in the Historic District.

A. Height

All new buildings and additions shall be constructed to a height and number of stories which are consistent and compatible with existing neighboring historic buildings or structures on the same block face.

B. Building Setback and Orientation

1. All new additions, alterations, infill and new infill construction should recognize and maintain the established historic home site orientation, and side and front side setbacks within the block face, thereby being visually compatible and maintaining the established rhythm and setback spacing.
2. Consideration will be given to the historic precedence for previous site configuration. Out buildings such as garages and storage buildings are historically set upon the lot line in this District, therefore this configuration is proper.
3. New structures should be built to maintain an elevation with a "pier-and-beam" appearance.
4. A new commercial structure should not be oriented toward a residential block face. Residential block for new construction is defined as a block face having at least fifty percent (50%) residential use at the time the new structure is proposed.

C. Building Facades and Materials

In cases where the original exterior façade materials are unavailable, complementary exterior materials may be used.

1. All exterior wood and masonry materials and their use should be compatible to the style and period of the building or structure.
2. The existing building facade materials on a building should be respected and not be changed or concealed by the introduction of a different material.
3. When the existing facade materials are not the original type, then materials may be replaced with, or returned to the original type.
4. Exterior building columns should be of a style and materials typical of the period and style of the building.
5. All new chimneys should be of a style, proportion and materials compatible with the period and style of the building. Any new construction or additions should not conceal or destroy existing chimneys.
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.
7. The overall relationship of the size, width, height and number of doors and windows on 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.
8. Storm doors and storm windows are permitted so long as they do not

damage or conceal significant features and are visually compatible in size, style and color with the structure. Finishes or should be consistent with the historical materials of the property.

9. Metal and corrugated or slatted plastic awnings are not permitted except where these awnings are a historical feature of the property. The shape, size and color of awnings shall be compatible with the structure and not conceal or damage any significant architectural details.

D. Roofs

1. Roof shape, form and design should be typical of or consistent with the style and period of the architecture of buildings within the Historic District.
2. The accepted roof overhang for a new structure should be typical of a structure of similar style and period. Replacement, addition or alteration to an existing roof should have the same overhang as the existing roof
3. The eaves or soffit heights of a structure should be consistent with the heights of neighboring contributing structures or with those in the closest block face with buildings of a similar period and style and the same number of stories.
4. Roof materials/colors should be visually compatible and compliment the style and period of the structure. Where historically typical materials are no longer available, compatible alternatives will be allowed.
5. The degree and direction of roof slope and pitch should be consistent with the style and period of the historic structure.
6. Mechanical equipment placed on the roof should not to be visible from the street.

E. Front Yards

1. The front yard is defined as a yard across the full width of a lot extending from the front line of the main building to the front street line of the lot.
2. Generally, the use of the front yard will be reserved for landscaping with the purpose of enhancing the structures on the lot with plant material.
3. Any paving in the front yard should be consistent with the historic character of the property or nearby contributing properties. As a general rule, the following standards will be followed:
 - a. A paved walkway from the front lot line to the front or, on a corner lot, from the side lot line to a side entry of the structure. In all cases, the walkway should not be wider than the entry steps and in no instance should the walkway be wider than ten (10) feet.
 - b. A paved walkway is allowed from the driveway to the front and/or side entry walkway, with a maximum width of three (3) feet.
 - c. In no instance will the front yard of any lot be paved or graveled except for an appropriate driveway or walkways.
 - d. No residential front yard area will be designated as a vehicle parking area unless previously paved as such.

F. Side Yards

1. The side yard is defined as a yard between the building and the side line

of the lot, extending from the front yard to the rear yard.

2. Unless previously used for a driveway, the side yard shall be used for landscaping with the purpose of enhancing the structures with plant material.
3. Parking of vehicles on the side yard will not be allowed, except on paved driveways as outlined in Section I.

G. Rear Yards

1. The rear yard is the area extending across the full width of the lot and measured between the rear lot line and rear line of the main building.
2. Garages, storage buildings and out buildings are allowed in the rear yard to the extent permitted by City of Rockwall Zoning Ordinances. These structures should reflect the character of the existing residence and be compatible in terms of scale, height, size, roof shape, materials and detailing.
3. Consideration should be given to the historic precedence for previous site configuration. Outbuildings such as garages and storage buildings are historically set upon the lot line in this Historic District. This configuration is proper for new additions, alterations, infill and new infill construction. The location of these buildings should be sensitive to the character, site and environment of any adjacent contributing structures, especially when the rear yard is on a corner lot visible from street public rights-of-way.

H. Fences

A fence in the front, side, or rear yards should meet all applicable city codes. Most fences require only a fence permit; however, a fence requiring a building permit will also be reviewed and approved by the Board. Any fence that requires review must be architecturally compatible in height, materials, color, texture and design with the style and period of the main structure on the lot.

I. Driveways

1. The purpose of the driveway shall be to create a paved surface for the movement of vehicles to parking areas. The driveway is defined as the paved area within the property line extending from the back of the sidewalk or lot line to the garage, out building or porte cochere.
2. The driveway should not exceed a width of ten (10) feet.
3. The driveway may extend along the side of the residence or structure, through the porte cochere (if applicable) to the rear yard.
4. Front or side yard circular driveways will not be allowed, unless consistent with the historic character or features of the property or nearby contributing properties.
5. On a corner lot, the driveway may extend from the side street to the garage if the garage faces the side street. All other width and approach regulations will apply to driveways on corner lots.
6. Ribbon driveways are allowed if the paved ribbons are at least one (1) foot wide, and no greater than two (2) feet wide.
7. Any new driveway constructed through a front yard should be a minimum of ten (10) feet from an existing driveway on the adjacent lot, except in the instances of "shared" driveways.

8. Parking should be on "improved" surfaces only, thereby maintaining the integrity of the front, side and rear yards of the property.

J. Paving Materials

1. Driveway and sidewalks should be paved with concrete, brick, cut stone, pavers, natural rock or asphalt.
2. All new sidewalks and driveways should be constructed to be compatible in texture, color, style and size with the main structure on the lot.

K. Parking Areas for Commercial Development

1. *Design Standards*

Off-street parking should be provided behind the front façade of the main structure on the property. The number of spaces and design of the parking spaces shall conform to the Off-Street Parking Requirements as set forth in Article V of the City of Rockwall Comprehensive Zoning Ordinance.

2. *Screening*

- (a) All parking lots for more than five vehicles and having frontage on a public street should be screened from the street by an evergreen hedge not lower than three feet nor higher than four feet tall. If a hedge is not desired, then an earthen berm, masonry wall, or combination thereof may be substituted, provided the stated heights are observed.
- (b) A visibility triangle with a minimum base of four (4) feet shall be provided at entrances.

L. Lighting of Yards and Parking Areas

1. These Guidelines regulate the spillover of light and glare on operators of motor vehicles, pedestrians, and nearby property. The nuisance and hazard aspects of glare are regulated.
2. No flickering or flashing lights shall be permitted.
3. Light sources shall not be located in the buffer yard except on pedestrian walkways. No light shall spill across the property line of an adjacent residential property.
4. Outdoor security lights should be placed so that no light spills across the adjacent property line.

M. Paint and Color

1. Brick, stone or other naturally or historically unpainted materials should not be painted unless the material has been painted before.
2. Florescent and metallic colors are not recommended on the exterior of any structure. Paint does not require a building permit and therefore is not subject to Board review. Appropriate colors complimentary to the style and period of the structure and to neighboring historic structures are preferred; however, specific approval of paint colors is not required.
3. For new commercial construction and for additions requiring site plan approval, finishes and color may be a part of the review.

N. Signage, General

1. An unlighted sign with the address or name of the occupant of the

residence may be attached or detached and should not measure more than one square foot.

2. Signs should not obscure significant architectural features of a building or structure. The material, shape, color, design and lettering style of all signs should be compatible with the style and period of the structure and the Historic District as a whole.

O. Signage for Commercial Properties

1. No signs other than those identifying the property where they are installed or identifying the business conducted therein should be permitted. All lighting elements such as wires, junction boxes, transformers, ballasts, switches and panel boxes should be concealed from view.
2. In a building of more than two floors, no sign is permitted above the second floor.
3. Size should be in proportion to the architecture and scale of the building. Horizontal signs should not exceed ten percent (10%) of the total front elevation of the building.
4. Horizontal signs should be located in the area defined by the first floor cornice and the vertical supports. A horizontal sign should not cover tops of first floor windows. Horizontal signs should not project more than twelve (12) inches from the surface of the building.
 - a. Attached signs should be placed below the cornice line of the first floor no higher than the bottom of the second story windows, or not less than eleven (11) feet above grade level. An awning or canopy should be subjected to the same requirements as an attached sign. An awning or canopy and an attached sign combined should not exceed the total area permitted for a wall sign.
 - b. Projecting signs should not extend higher than the bottom of the second story windows or not less than eleven (11) feet above grade level. Projecting signs should not extend more than two feet beyond the building surface.
5. Lighted signs will receive approval from the City of Rockwall Historic Preservation Advisory Board on a case-by-case basis.
6. Roof top signs are not permitted. Banners signs are permitted for thirty (30) days and "special event" banners are allowed for two (2) weeks. The City of Rockwall Sign Ordinance requires permits for banners.
7. Flashing, flickering or moving signs are not permitted. → CHANGE MESSAGE
8. Temporary signs may be permitted for no longer than thirty (30) days.
9. Display window signs will not occupy more than twenty percent (20%) of the window area. This window area includes signs, which are placed within three (3) feet of the window and visible from the outside.
10. Signs on a residential structure converted to commercial should be a single free-standing and/or "swinging" sign with one or two support standards. The maximum size is sixteen (16) square feet and it should not impede pedestrian or motor vehicle traffic. Monument signs should not be permitted. Detached signs will be approved the City of Rockwall Historic Preservation Advisory Board on a case-by-case basis.

IV. MAINTENANCE AND REPAIRS:

Nothing in these Guidelines should be construed to prevent routine maintenance or repair of any exterior architectural feature of a property. Repairs should be made in accordance with these Guidelines.

The Historic Preservation Officer will answer inquiries as to what is "routine maintenance" where no Certificate of Appropriateness is required. Examples of routine maintenance include, but are not limited to, touch-up painting, spot replacement of shingles, or replacement of a pane of glass. If there is doubt that an activity is "routine maintenance," the Historic Preservation Officer should be consulted.

V. RELOCATION CRITERIA

- A. Structures relocated within the District should be rebuilt in compliance with these Guidelines and retain and maintain the original architectural details, materials, design and character.
- B. A structure may be relocated into the Historic District if it possesses architectural character similar to existing historic structures on the block face.
- C. A structure may be moved from one site to another in the Historic District if:
 - 1. The integrity of location and setting of the building in its original location has been lost or is seriously threatened; and
 - 2. The new location will be similar in setting and siting; and
 - 3. The structure will be compatible with the buildings adjacent to the new location; and
 - 4. The relocation of the building will not result in a negative visual impact on the site and any surrounding historic structures in the area from which it will be removed.

VI. DEMOLITION CRITERIA

Demolition of a structure which contributes historically or architecturally to the Historic District should be prohibited, except as provided below.

Demolition of a structure would be allowed if:

- 1. The building has lost its architectural and historical integrity and importance, and its removal will not result in a negative, less appropriate visual effect on the Historic District; or
- 2. A structure does not contribute to the historical or architectural character and importance of the Historic District (such as a non-contributing structure), and its removal will result in a positive, appropriate visual effect on the Historic District; or
- 3. There is an imminent threat to the health, safety and welfare to the surrounding residents and/or property because of an unsafe condition that constitutes an emergency (See Section VII, Demolition-by-Neglect).

VII. DEMOLITION-BY-NEGLECT

Although the Property Maintenance Code should prevent this situation from occurring in the future, there may be some properties to which this section could apply.

A. Definition

Demolition-by-neglect is the absence of maintenance of any structure that results in the deterioration and threatens the preservation of the structure.

B. Purpose

The demolition-by-neglect procedure serves as a mechanism that allows the City Staff and the Historic Preservation Advisory Board to work with property owners to encourage maintenance and stabilization of the structure and identify possible resources available before any enforcement is taken.

C. Request for Investigation

Any interested party may request that the Historic Preservation Officer or appropriate City investigate whether a property is being "demolished-by-neglect."

D. Certification and Notice

Following the investigation, a report will be made detailing the issues and a determination made whether to follow steps required to secure a "Certificate of Appropriateness" or to follow the procedure under the Property Maintenance Code.

VIII. HISTORIC TREES

In addition to the protection offered our trees through the City of Rockwall "Tree Preservation" Ordinance, individual trees located on an historic property which are considered historic landmarks in our community may be registered as "Historic Trees." The Registry Application in Exhibit 1 should be completed and submitted to the Historic Preservation Officer to forward to the Board Chairman.

A registered tree will not be removed under any circumstances unless the tree becomes unhealthy or damaged. The "Historic Trees" will be listed within an Appendix "C" to be attached to these Guidelines.

925. North Goliad

Re: Removal of small barn

To Whom it may Concern,

My name is Jacqui Bloomquist, and I am the Listing Agent for the above property. The home is currently under contract and is scheduled to close on or before August 25th, 2008. The current Buyers have made the Contract "Subject to" the removal of the small barn, due to safety issues, and cost issues, regarding removing vs. restoring the structure.

My Seller, Mr. Pena, has meticulously Renovated the Primary Residential Dwelling on the site, per the Historic Districts Guidelines. The home itself, and Mr. Pena's efforts, have been written up in at least two local Magazines, the articles of which are attached for your review. Mr. Pena has a high regard for the preservation of the history of the city as evidenced by his remarks in these articles. However, due to the condition of the small barn, and the safety, liability, and cost concerns vs. repairing or restoring it, he agrees that the barn should be removed prior to the sale occurring, if permitted by the City.

We are here before you tonight, to respectfully ask the Historic Committee to consider the following in our request to allow the smaller barn to be removed:

1. Current Purchase Contract is "Subject to" the removal of the small barn.
2. The small barn is located in the center of the property and based on its condition and location, poses a safety and liability concern to the current owners and the prospective Purchasers.
3. The structure has no reasonable current use.
4. The cost of restoring the structure outweighs the value of the property.
5. If the Sale does not occur as planned, the Seller will incur a major Hardship; due to market conditions, declining property values, the instability of the economy, and the time of year, another purchaser could be many months or even years away. The Seller has already purchased another property and has recently vacated the subject property.

Also, I am attaching the current documentation for your review:

1. MLS printout showing List Price, \$ per Square Foot, and Details of Property
2. Historic District current Guidelines for obtaining a Certificate Of Appropriateness and Demolition Permit
3. Copy of Purchase Contract verbage regarding the removal of said small barn
4. Letter from a Licensed Inspector regarding the condition of the barn in question
5. Letter from Manager/Broker of Coldwell Banker regarding Disclosure Policies to all future prospective buyers.
6. Survey showing location of the small barn in question
7. Magazine Articles detailing the Renovation of the Primary Residential dwelling
8. Photos of the barn in question for your review.



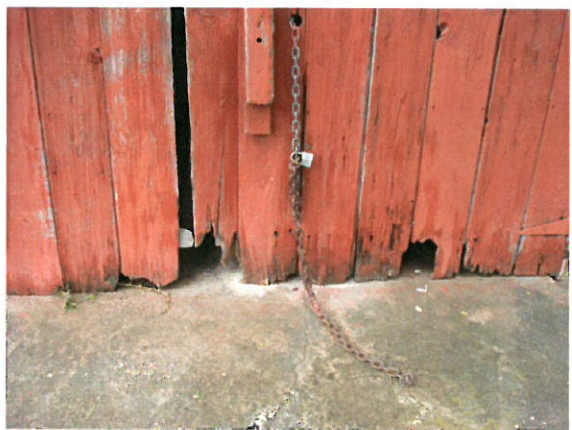
Photo of Barn leaning over



Rotted and Missing Siding



Missing Siding in many locations/Gaps



Rotted Wood at bottom of structure



Rotted wood/Termite Damage/Water Damage



Siding is rotted up several inches from ground



Sheet Metal is not secured to roof



Damaged Siding is a Safety issue if high winds



Interior Rotted Wood and Water Damage



Water penetrates through roof and floor



Water penetration prevents use as storage



Foundation is cracked in many places



Water seeps in during rain

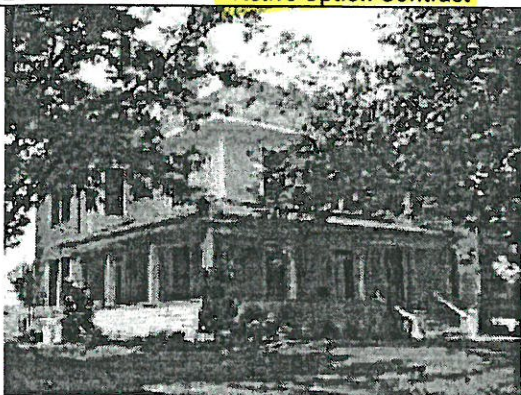


Structure is very unstable in its current condition



Rodents, Snakes, Possums are constant visitors

MLS# 11008534 Active Option Contract 925 N Goliad ST Rockwall* 75087-2230* LP: \$495,000



Category: Residential **Type:** Single Family **Orig LP:** \$495,000
Area: 34/1* **Map:** DA*/020C*/L* **Also For Lease:** No **Low:**
Subdv: Isaac Pena Addition **Lst \$ / SqFt:** \$ 124.69
County: Rockwall **Plan Dvlpmnt:**
Parcel ID: 373000320000a00r **Legal:** Garner, Block Part 32
Lot: 1 **Blk:** 1 **Multi Prcl:** No **MUD Dst:** No **Unexempt Taxes:** \$4,259

Bedrooms: 5 **Tot Baths:** 3.0 **Liv Areas:** 3 **Dining Area:** 2 **Story:** 2 **Pool:** No
Fireplaces: 2 **Full Baths:** 3 **Levels-1st:** 1 **2nd:** 2 **3rd:** **Bsmt:**
Sec Sys: Yes **Half Baths:** 0 **Levels-1st:** 2nd: **3rd:** **Bsmt:**

SqFt: 3,970* / **Tax** **Yr Blt:** 1913 / **Preowned** **HdcpAm:** No
Gar Spaces: 0 **Gar Size:** **# Carport Spaces:** 0 **Cvrd Park:** 0
Acres: 1.000 **Lot Dimen:** 211 x 214 **Will Subdiv:** No
Media: 10 / 1 / 0 **PAR:** Y **HOA:** None **HOA Dues:** \$ /

Click on Image for More Options

School Dist: ROCKWALL ISD

Bus: **Type:** E **Name:** WILLIAMS
Bus: **Type:** M **Name:** WILLIAMS
Bus: **Type:** H **Name:** ROCKWALL
Bus: **Type:** **Name:**

Living 1: 19X15 / 1 **F Dining:** 15X15 / 1 **Mstr BR:** 15X13 / 2
Living 2: 15X13 / 1 **Breakfast:** 8X13 / 1 **Bedroom 2:** 15X13 / 2
Living 3: 14X13 / 1 **Kitchen:** 13X13 / 1 **Bedroom 3:** 13X13 / 2
Study: 14X13 / 1 **Other Rm:** 9X8 / 2 **Bedroom 4:** 14X13 / 2
Utility: 13X8 / 1 **Other Rm:** **Bedroom 5:** 19X8 / 2

| | | | | |
|--------------------------|--------------------------|----------------------------|----------------------------|---------------------------|
| Housing Type | Storage Building | Decorative Lighting | Granite/Granite Type | Residential Service |
| Historical/Conservation | Construction | High Speed Internet | Countertop | Contract |
| Dist. | Siding | Available | Island | Assumption Info |
| Style of House | Wood | Window Coverings | Walk-in Pantry | Not Assumable |
| Colonial | Foundation | Bed/Bath Features | Utility Room | Proposed Financing |
| Traditional | Pier & Beam | Other | Fullsize W/D Area | Cash |
| Lot Size/Acreage | Roof | Specialty Rooms | Alarm/Security Type | Conventional |
| 1 Acre to 2.99 Acres | Composition | Library/Study | Burglar | FHA |
| Lot Description | Type of Fence | Other | Fire/Smoke | VA |
| Acreage | Automatic Gate | Fireplace Type | Owned | Possession |
| Corner | Parking/Garage | Brick | Smoke Detector | Negotiable |
| Heavily Treed | Front | Wood Burning | Flooring | Showing |
| Landscaped | Rear | Kitchen Equipment | Wood Floor | Courtesy Call (Appt Svc) |
| Lrg. Backyard Grass | Street/Utilities | Cooktop-Gas | Heating/Cooling | |
| Some Trees | City Sewer | Dishwasher | Central Air-Elec | |
| Exterior Features | City Water | Disposal | Central Heat-Elec | |
| Covered Porch(es) | Underground | Oven-Electric | Zoned | |
| Patio Open | Utilities | Self Clean | Energy Features | |
| Satellite Dish | Interior Features | Vent Mechanism | Ceiling Fans | |
| Sprinkler System | Cable TV Available | Water Line to Refrigerator | Gas Water Heater | |
| Stable/Barn | | Kitchen Other | Special Notes | |

Property Description: Unbelievable Renovation to this Precious piece of Rockwall's History! Built by Henry Basham of Swiss Avenue fame in Dallas, and Landmarked as the Cade Home, the home was designated a City of Rockwall Historical Landmark in 2005! Nestled behind Mature Trees, this home will take you back in time! Situated on a Fully Sprinklered, Lushly Landscaped 1 Full Acre right in the middle of Downtown Rockwall! Zoned PD-50, Residential or Commercial Use!!

Directions: Just North of the Downtown Square on the left. Home is tucked behind the trees and easy to miss. Turn Left on Live Oak and park in back of home.

Private Remarks: Security System, Sprinkler System, All Plumbing replaced, All Electrical to Code and much more! Original Barns remain. Fruit Trees, Pecan Trees and Red Maples! Beautiful Gardens!

Loan Type: Treat As Clear **Bal:** \$ **Equity:** \$ 0 **Int Rate:** % **Pmt Type:** Payment: \$
Lender: **Orig Date:** **2nd Mortg:** No

SAC: 0% **BAC:** 3% **Var:** No **List Type:** Exclusive Right to Sell/Lease **CDOM:** 90 **DOM:** 90 **LD:** 5/22/2008 **XD:** 11/22/2008
LO: CBAP05 Coldwell Banker Apex (972)772-9300 **Fax:** (972)772-3346 **Brk Lic#:** 0323729
LO Addr: 2455 Ridge Rd, Ste. 157 Rockwall, TX 75087 **Off email:** **LO Website:**
LA: 0457917 Jacqui Bloomquist (972)740-3495 **Fax:** (972)772-3346 **LA PAGER:** **Agent Other:** (972) 740-3495
LA Cell: **LA Voice Mail:**
LA Email: jacquibloomquist@aol.com **LA Website:**
Preferred Title Co: North American Title **Location:** Rockwall (972) 771-0667

Call: CSS **Appt:** (817) 858-0055 **X:** **Owner Name:** Isaac J Pena* **Tour Date:** 06/18/2008 9:00AM - 11:00AM
Keybox #: 0 **Seller Type:** Owner **Occupancy:** Owner **Open House:** 06/07/2008 12:00PM - 4:00PM

Show Instr: Call CSS to show. Supra Keybox is on Fence to right of Back Door. **Owner Permission to Video:** Yes

Contract Date: 7/27/2008 **Option Expire Date:** 8/6/2008

Prepared By: Jacqui Bloomquist / Coldwell Banker Apex

----- Information herein deemed reliable but not guaranteed. -----

Copyright: 2008 by North Texas Real Estate Info. Systems, Inc. Wed, Aug 20, 2008 11:00 AM

2. Reapplication

If an appeal is denied by both the Board and the Council, no further applications may be considered for the subject matter of the denied Certificate of Appropriateness for one (1) year from the date of the final decision unless:

- ξ The Certificate of Appropriateness has been denied without prejudice; or
- ξ The Board waives the time limitation because it that there are changes or circumstances sufficient to warrant a new hearing. A simple majority vote by the Board is required to grant the request for the waiver of the time limitation.

3. Suspension of Work

After the work authorized by the Certificate of Appropriateness is commenced, the applicant must make continuous progress towards completion of the work, and shall not suspend or abandon the work for a period of more than 180 days. The Historic Preservation Officer and/or Building Official may, in writing, authorize a suspension of work for a period greater than 180 days upon written request by the applicant showing circumstances beyond his control.

L. EMERGENCY PROCEDURE

If any Applicable Structure is damaged and the building official determines that it is a public safety hazard or will suffer additional damage without immediate repair, the building official may allow the property owner to temporarily protect the structure whether or not the materials used conform to the Guidelines. However, in such a case, the property owner must then apply for a Certificate of Appropriateness for the restoration, rebuilding, remodeling, demolition or removal of the structure within ten (10) days of the occurrence that caused the damage. The temporary protection authorized under this subsection must not permanently alter the architectural features of the structure.

M. DEMOLITION PERMIT AND CERTIFICATE OF APPROPRIATENESS

A Certificate of Appropriateness is required prior to receiving a permit for demolition of a property within a historic district, including secondary buildings. An application for demolition of a contributing structure on the grounds of hardship may be filed. The applicant must establish the following elements to prove hardship:

1. The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible; and
2. The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and

- 3. Efforts to find a purchaser interested in acquiring the property and preserving it have failed; and/or *(SEE PURCHASE CONTRACT)**
- 4. The structure or property is in such condition as to be irreparably damaged and as such poses a nuisance to the surrounding area and is a "threat" to the health, safety and general welfare of the community. *(SEE INSPECTOR LETTERS)**

Expiration. A Certificate of Appropriateness for the demolition or removal expires if the work authorized by the Certificate for demolition or removal is not commenced within 180 days from that date of the issuance of the Certificate for demolition.

N. ENFORCEMENT

All work performed pursuant to a Certificate of Appropriateness (COA) issued under this ordinance shall conform to all requirements included therein. It shall be the duty of the Building Inspection Department to periodically inspect any such work to assure compliance. In the event work is found that is not being performed in accordance with the COA, the Building Inspection Department may suspend the COA, issue a stop work order and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop work order is in effect. A Certificate of Appropriateness may be reinstated, any stop work order lifted, and work may resume upon assurance that compliance will henceforth exist.

O. ORDINARY MAINTENANCE

Nothing in this ordinance shall be construed to prevent the ordinary maintenance and repair of any exterior architectural feature of a landmark or property within a historic district that does not involve a change in design or material. In-kind replacement or repair is included in this definition of ordinary maintenance.

P. PRESERVATION INCENTIVES

To promote the goal of stabilizing and improving values of properties within the District, and encourage the rehabilitation and stabilizing of structures, the City Council by Resolution, may offer tax incentives.

Q. PENALTIES

Any person, firm or corporation violating any of the provisions of this ordinance shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

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Contract Concerning 925 N. Gollod St, Rockwall, TX 75087 Page 4 of 8 02-13-06
(Address of Property)

- destroying insects. If the parties do not agree to pay for the lender required repairs or treatments, this contract will terminate and the earnest money will be refunded to Buyer. If the cost of lender required repairs and treatments exceeds 5% of the Sales Price, Buyer may terminate this contract and the earnest money will be refunded to Buyer.
- F. COMPLETION OF REPAIRS AND TREATMENTS: Unless otherwise agreed in writing, Seller shall complete all agreed repairs and treatments prior to the Closing Date. All required permits must be obtained, and repairs and treatments must be performed by persons who are licensed or otherwise authorized by law to provide such repairs or treatments. At Buyer's election, any transferable warranties received by Seller with respect to the repairs and treatments will be transferred to Buyer at Buyer's expense. If Seller fails to complete any agreed repairs and treatments prior to the Closing Date, Buyer may do so and receive reimbursement from Seller at closing. The Closing Date will be extended up to 15 days, if necessary, to complete repairs and treatments.
- G. ENVIRONMENTAL MATTERS: Buyer is advised that the presence of wetlands, toxic substances, including asbestos and wastes or other environmental hazards, or the presence of a threatened or endangered species or its habitat may affect Buyer's intended use of the Property. If Buyer is concerned about these matters, an addendum promulgated by TREC or required by the parties should be used.
- H. RESIDENTIAL SERVICE CONTRACTS: Buyer may purchase a residential service contract from a residential service company licensed by TREC. If Buyer purchases a residential service contract, Seller shall reimburse Buyer at closing for the cost of the residential service contract in an amount not exceeding \$ 468.00. Buyer should review any purchase of a residential service contract for the scope of coverage, exclusions and limitations. The purchase of a residential service contract is optional. Similar coverage may be purchased from various companies authorized to do business in Texas.

8. BROKERS' FEES: All obligations of the parties for payment of brokers' fees are contained in separate written agreements.

9. CLOSING:

- A. The closing of the sale will be on or before August 29, 2008, or within 7 days after objections made under Paragraph 6B have been cured or waived, whichever date is later (Closing Date). If either party fails to close the sale by the Closing Date, the non-defaulting party may exercise the remedies contained in Paragraph 15.
- B. At closing:

- (1) Seller shall execute and deliver a general warranty deed conveying title to the Property to Buyer and showing no additional exceptions to those permitted in Paragraph 6 and furnish tax statements or certificates showing no delinquent taxes on the Property.
- (2) Buyer shall pay the Sales Price in good funds acceptable to the escrow agent.
- (3) Seller and Buyer shall execute and deliver any notices, statements, certificates, affidavits, releases, loan documents and other documents required of them by this contract, the Commitment or law necessary for the closing of the sale and the issuance of the Title Policy.

- C. Unless expressly prohibited by written agreement, Seller may continue to show the Property and receive, negotiate and accept back up offers.
- D. All covenants, representations and warranties in this contract survive closing.

10. POSSESSION: Seller shall deliver to Buyer possession of the Property in its present or required condition, ordinary wear and tear excepted. ~~upon closing and funding~~ according to a temporary residential lease form promulgated by TREC or other written lease required by the parties. Any possession by Buyer prior to closing or by Seller after closing which is not authorized by a written lease will establish a tenancy at sufferance relationship between the parties. Consult your insurance agent prior to change of ownership and possession because insurance coverage may be limited or terminated. The absence of a written lease or appropriate insurance coverage may expose the parties to economic loss.

11. SPECIAL PROVISIONS: (Insert only factual statements and business details applicable to the sale. TREC rules prohibit licensees from adding factual statements or business details for which a contract addendum, lease or other form has been promulgated by TREC for mandatory use.)

- ① Offer is contingent upon City of Rockwall and Rockwall Historical Committee approval of the demolition of the smaller barn on the property. ~~the approval to relocate the smaller barn on the property.~~
- ② Seller will make repairs identified in Property Inspection Report.

[Handwritten signatures and initials on the right margin]

Initialed for identification by Buyer [initials] and Seller [initials]
(TAR-1601) 2-13-06

American Association of
Professional Inspectors, Inc.

America's Inspectors

P.O. Box 1794 Rockwall Texas 75087
Office 972-412-6656 Fax 972-412-6655
thestaff@aapiinfo.com

Wednesday, July 30, 2008

Kathy Donahoe
925 N. Goliad St.
Rockwall, TX 75087

Per your request I reviewed the condition of the small red barn that set at the back area of the property, the follow are my findings.

The foundation is broken in to 3 or 4 sections and is unstable. The framing of the building shows signs of leaning and is not structurally sound. All siding is damaged and needing to be replaced. The roof is not properly supported and could blow off with high winds. The roofing materials are not secured properly and considering that this material is sheet metal, it could cause physical damage to the other structures around it and injury to any person in that area if these sheet metal panels blew off the roof.

Unfortunately, it is not economically feasible to restore this structure to the point that it would be sound and stable and not a safety risk.

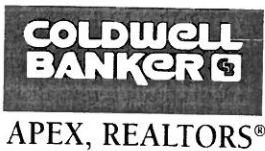
Please do not hesitate in contacting me should you have any question or need additional information.

Respectfully submitted,

Bob Charvoz

Bob Charvoz

TREC 3628



2455 RIDGE ROAD
SUITE 157
ROCKWALL, TX 75087
BUS. (972) 772-9300
FAX (972) 772-3346

RE: 925 North Goliad St.
Rockwall, TX 75087

MLS#11008534

Jacqui,

Due to the fact that the current Buyers Inspector has put in writing his opinion about the condition of the old barn, dated July 30th, 2008, and especially due to the fact that his opinion includes potential harm or liability to property and other persons, by Texas State Law it is suggested that the following revisions be made to the Listing paperwork and should be provided to any future Buyer prospects or Agents:

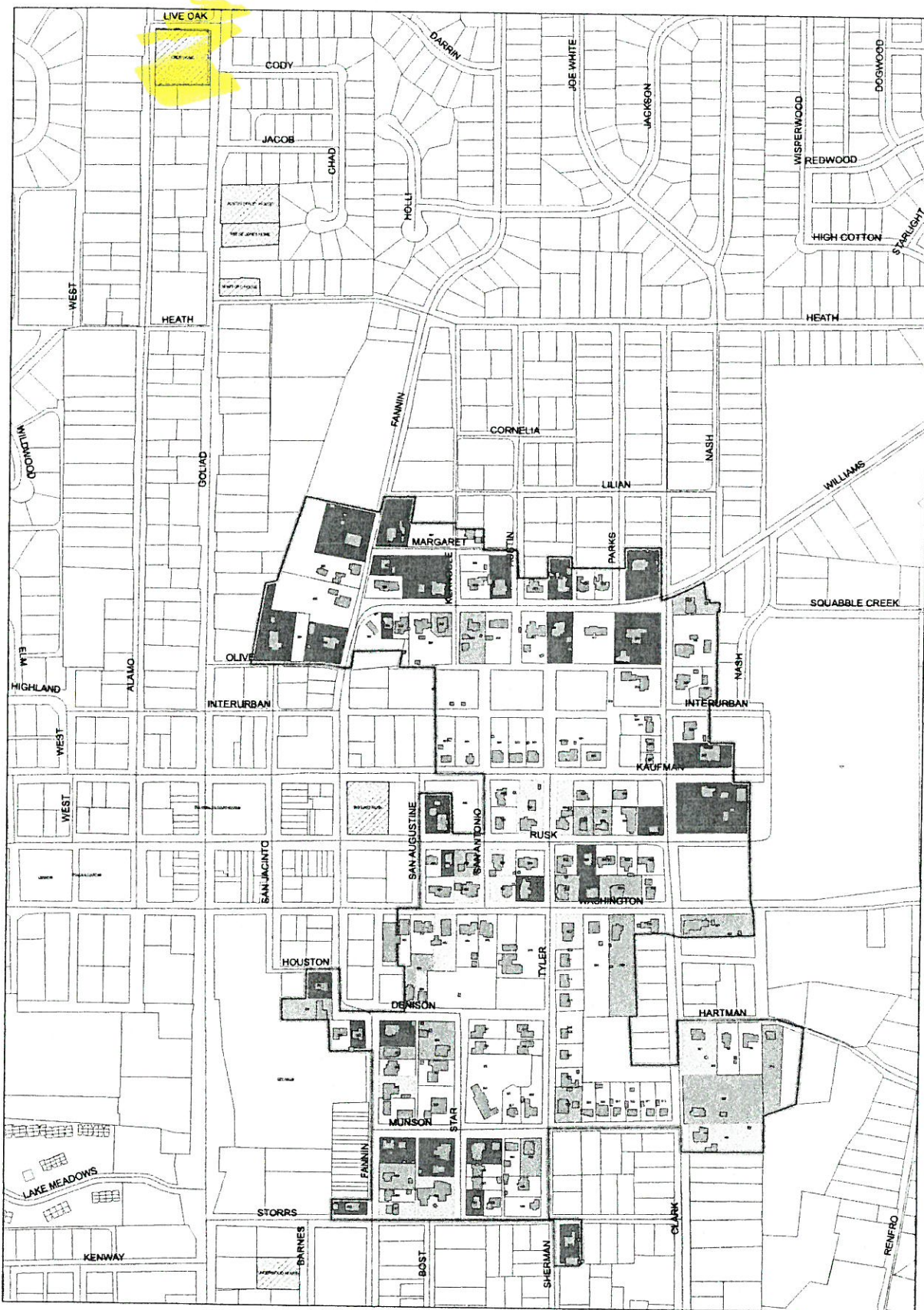
1. The Sellers Disclosure should be updated to include the existence of a "Notice of Need for Repair" by an Inspector. This should be disclosed on Page 1, Paragraph 11.A of the MetroTex Association of Realtors Sellers Disclosure Notice.
2. A Copy of the actual letter by the Licensed Home Inspector should also be given to any potential purchasers, with the above Disclosure Notice. Buyer will need to initial off on the Letter as well.

Thank you for updating your file accordingly.

Sincerely,

A handwritten signature in black ink that reads 'Julie Gezella'. The signature is fluid and cursive.

Julie Gezella
Branch Manager/Broker
Coldwell Banker, Apex (Rockwall Office)

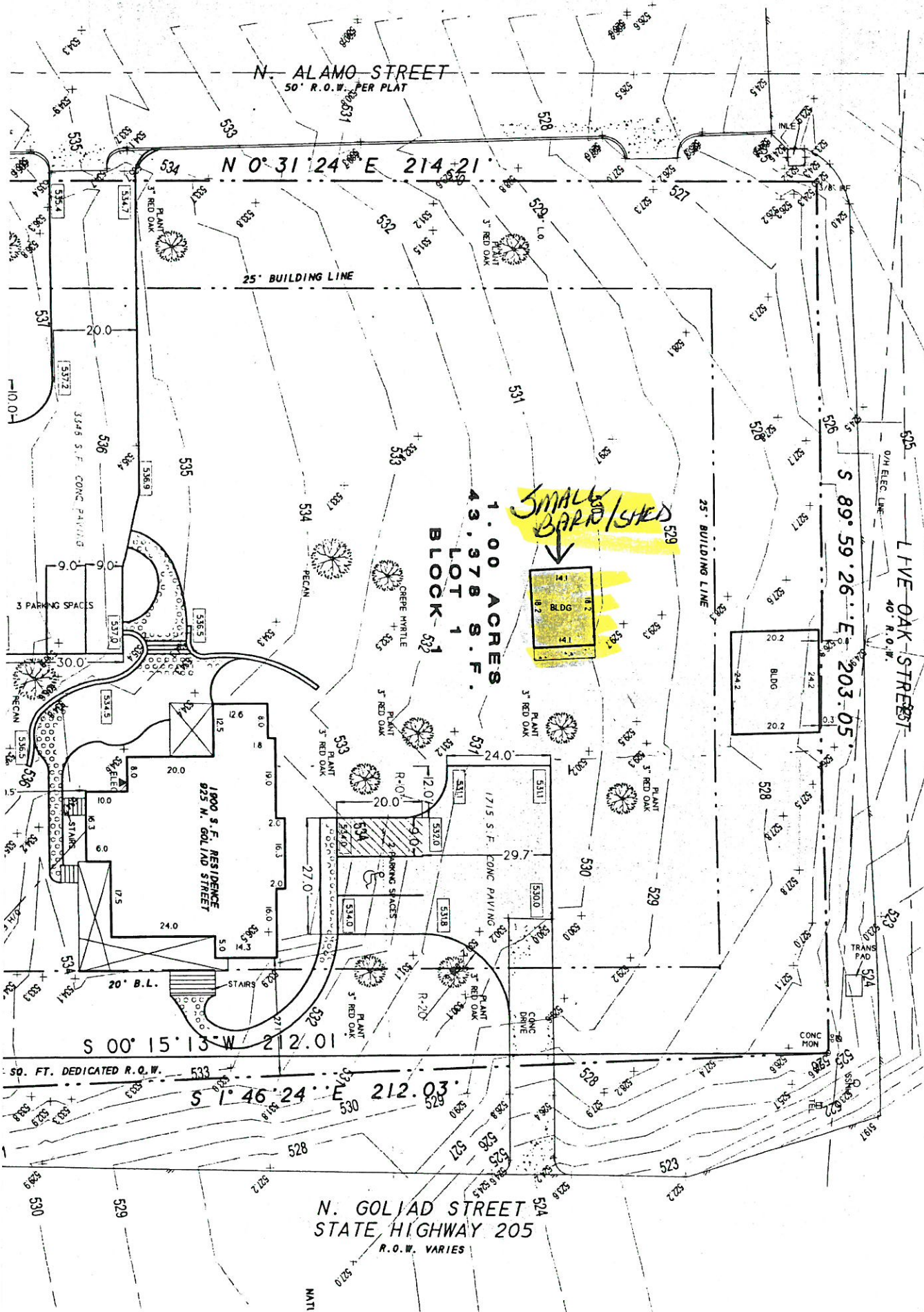


- Legend**
- Points of Interest
 - Streets
 - ▭ Parcel
 - ▭ "Old Town Rockwall" Historic District Boundary
 - ▭ BUILDINGS
 - ▭ Historic Landmarks
- CONTRIBUTING STATUS**
- ▭ HIGH
 - ▭ LOW
 - ▭ MEDIUM
 - ▭ NON
 - ▭ VACANT



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 District & Landmark Properties



N. ALAMO STREET
50' R.O.W. PER PLAT

N 0° 31' 24" E 214.21'

25' BUILDING LINE

1.00 ACRES
43,378 S.F.
BLOCK - LOT 1

SMALL BARN / SHED

110.0'

3 PARKING SPACES

1900 S.F. RESIDENCE
20' B.L.

50' FT. DEDICATED R.O.W.

S 00° 15' 13" W 212.01'

N. GOLIAD STREET
STATE HIGHWAY 205
R.O.W. VARIES

LIVE OAK STREET
40' R.O.W.

S 89° 59' 26" E 203.05'

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TRANS PAD

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ROCKWALL HEATH

NOVEMBER-DECEMBER 2007

The Dallas Morning News

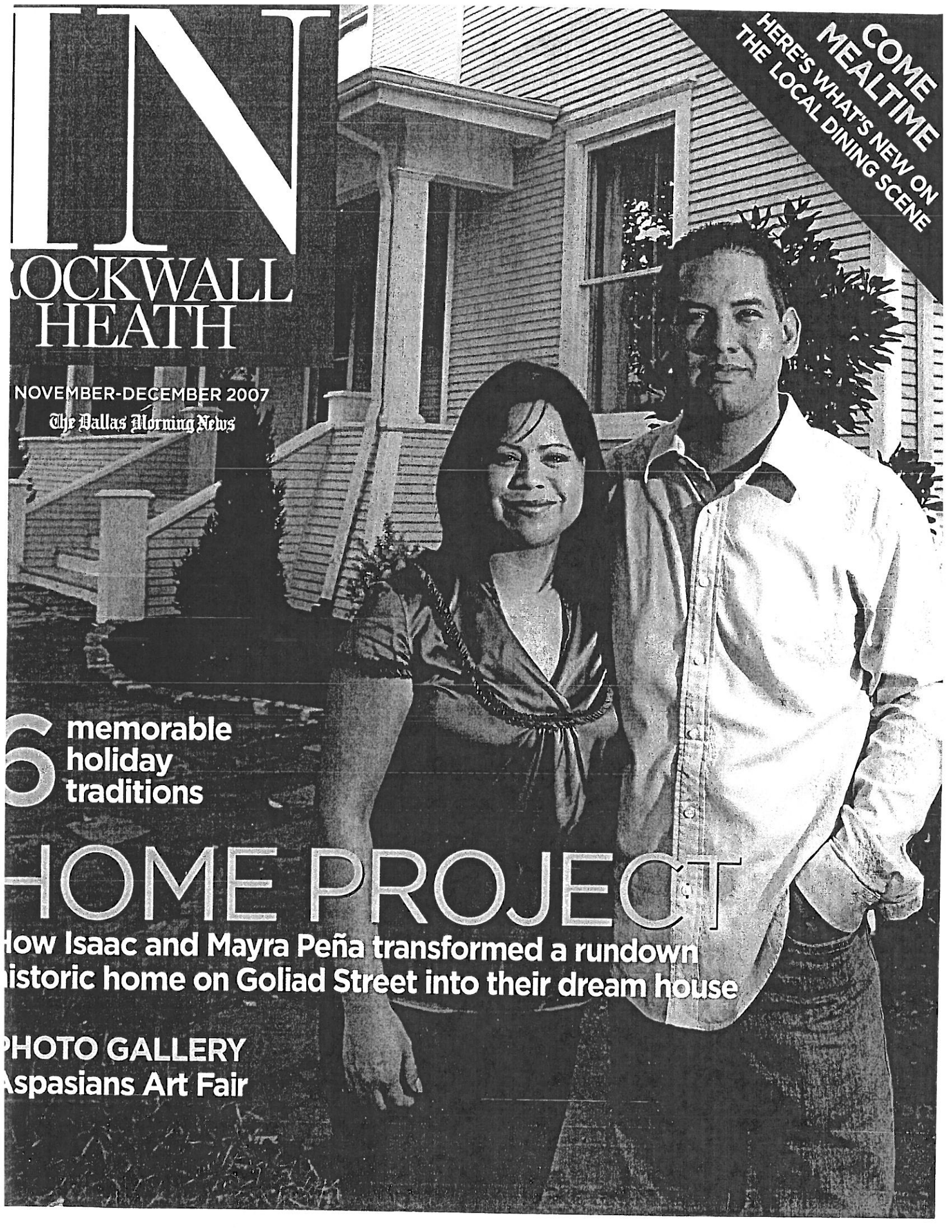
COME
MEALTIME
HERE'S WHAT'S NEW ON
THE LOCAL DINING SCENE

6 memorable
holiday
traditions

HOME PROJECT

How Isaac and Mayra Peña transformed a rundown
historic home on Goliad Street into their dream house

PHOTO GALLERY
Aspasians Art Fair



IN ROCKWALL HEATH

NOVEMBER-DECEMBER
©2007 The Dallas Morning News

EDITOR
Don Nichols

DESIGN EDITOR
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DESIGNER
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Diane Hartley, 214-977-2255

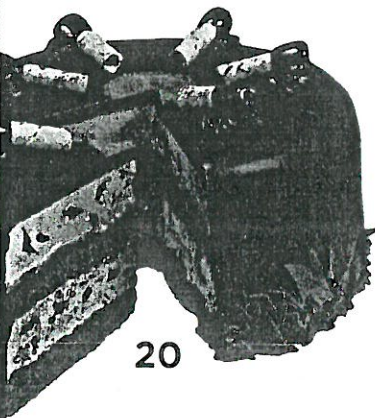
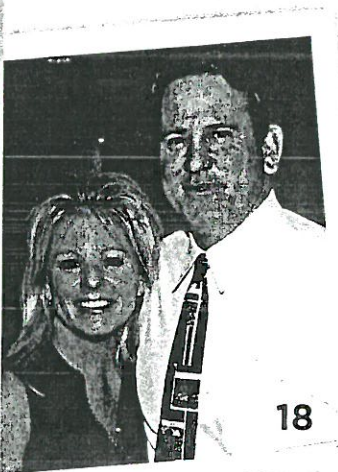
MANAGER, SPECIALTY PRODUCTS:
Crystal Pollard, 214-977-8203

E-MAIL:
inmagazine@dallasnews.com

MAIL:
P.O. Box 655237
Dallas, TX 75265

IN Rockwall-Heath magazine is published six times a year and is distributed in the 75087 and 75032 Zip codes.

ON THE COVER:
Mayra and Isaac Peña at their newly renovated home on Goliad Street. Photography by Courtney Perry.



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AROUND TOWN

Four fun events to get you in the holiday spirit, pendants that feature reproductions of famous artworks, and a local woman with a penchant for writing books.

10

community

ASPASIANS ART FAIR

Entertaining kids, cute pups, friendly politicians, talented craftspeople and eager shoppers — here's who and what we saw at the popular art show in September.

PHOTOGRAPHY BY NAN COULTER

12

cover story

EXTREME MAKEOVER

Driving along Goliad Street over the past two years, you may have noticed a hard-working couple tackling a major renovation of the historic Cade House. Isaac and Mayra Peña have now finished the arduous project, and we take you inside. **BY NANCY MYERS**

18

survey

HOLIDAY TRADITIONS

Putting up a life-size nativity scene in the front yard, preparing a traditional French soup on New Year's. These are some of the memorable ways local residents celebrate the upcoming holidays. **BY MARISSA ALANIS**

20

dining

HOT NEWS

Chipotle Mexican Grill is coming to Rockwall, and Cold Stone Creamery slices its cake prices on Fridays. Plus, what Napoli's Senad Nasufi likes best on his tasty Italian menu.

BY KIM HARWELL

23

people

SEEN AROUND TOWN

Plenty of Halloween-loving families dropped by the Ridge Road Shopping Center for the annual Pumpkin Patch all-volunteer fundraiser.

PHOTOGRAPHY BY DARNELL RENEE

IN NEED OF HELP:
925 N. Goliad St,
before the
renovation



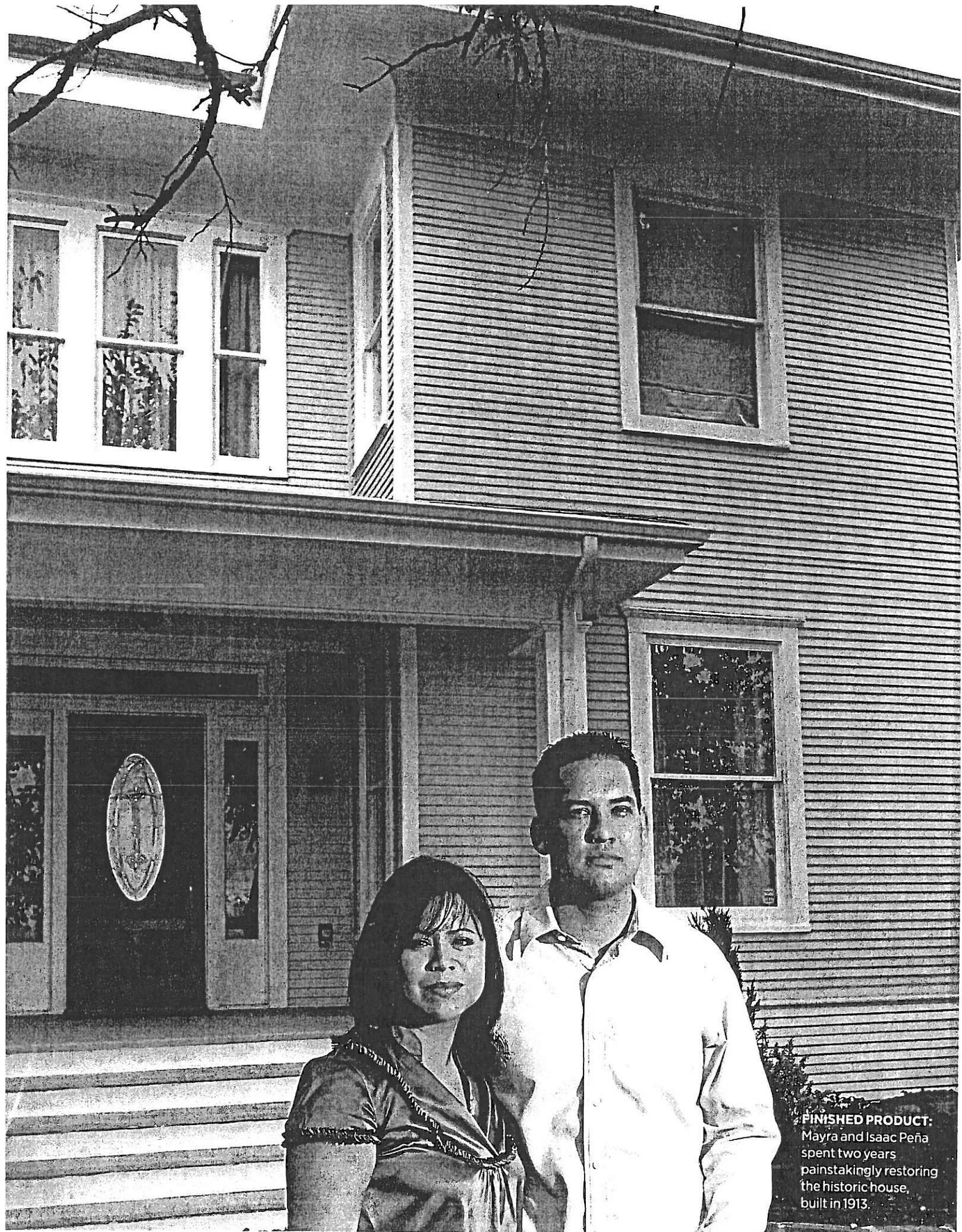
CITY OF ROCKWALL

Extreme makeover

**THANKS TO DO-IT-YOURSELFERS ISAAC AND
MAYRA PEÑA, ROCKWALL'S HISTORIC CADE HOUSE
NOW LOOKS AS GOOD AS NEW**

Isaac Peña has always appreciated the beauty of older homes, particularly the colonial style. But Isaac never dreamed he would live in such a house, much less renovate one practically from the ground up. Or that he would do the lion's share of the labor himself, thus reaping the satisfaction of having restored a historic landmark.

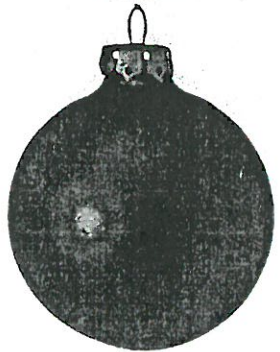
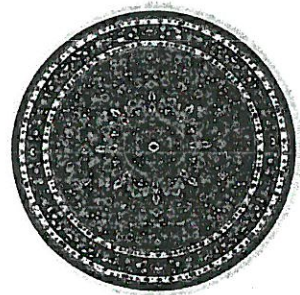
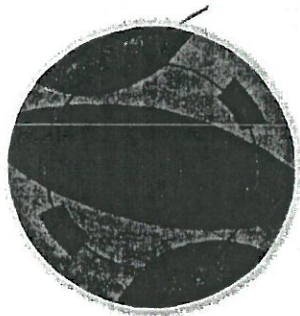
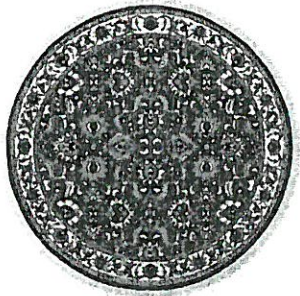
But in the past two years, Isaac did exactly that. Now he and his wife, Mayra, and their three children, ages 2, 4 and 7, live on Goliad Street, north of downtown, in a five-bedroom house designated a City of Rockwall Historical Landmark in 2005.



FINISHED PRODUCT:
Mayra and Isaac Peña
spent two years
painstakingly restoring
the historic house,
built in 1913.

Rug Gallery

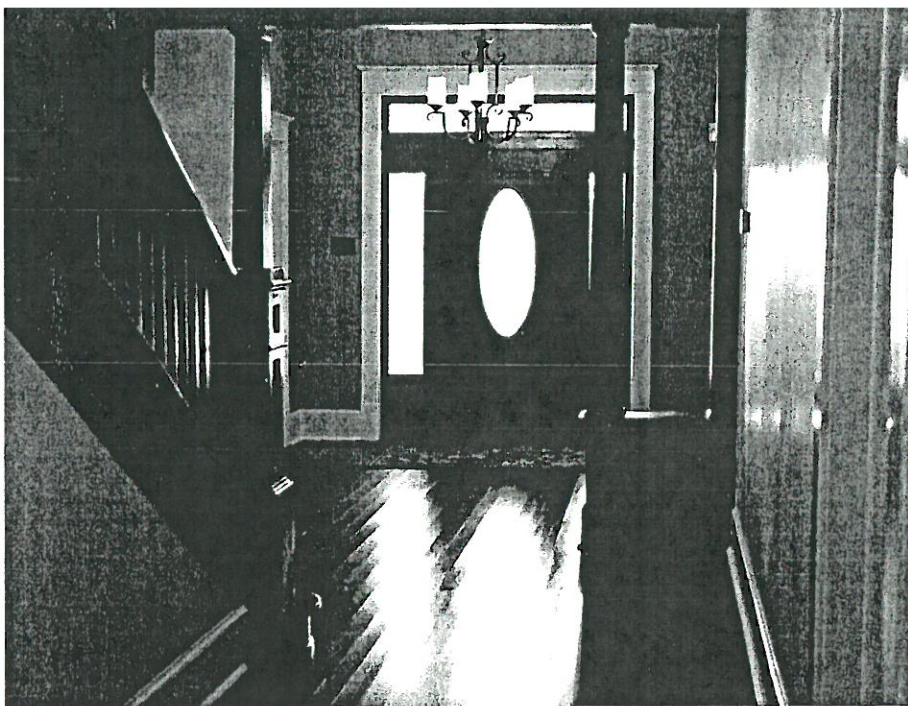
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GRAND ENTRANCE: The entry hall's stairway, trim work and flooring signal that historic integrity was important in this restoration project.

The house, which had fallen into disrepair, is particularly notable because it was constructed in 1913 by Henry Basham, the same man who built many of the stately homes along Swiss Avenue in Dallas.

Since the house is on a main thoroughfare, many locals who regularly drive that route watched the Peñas transform the 3,900-square-foot, two-story fixer-upper into a hard-to-miss attention-getter with lots of curb appeal. And some even stopped to reminisce with the new owners, recalling their memories of the decades-old property.

"The whole time I was doing the project, people would stop by and tell me a story — of picking peaches, or of kids who used to play there," says Isaac.

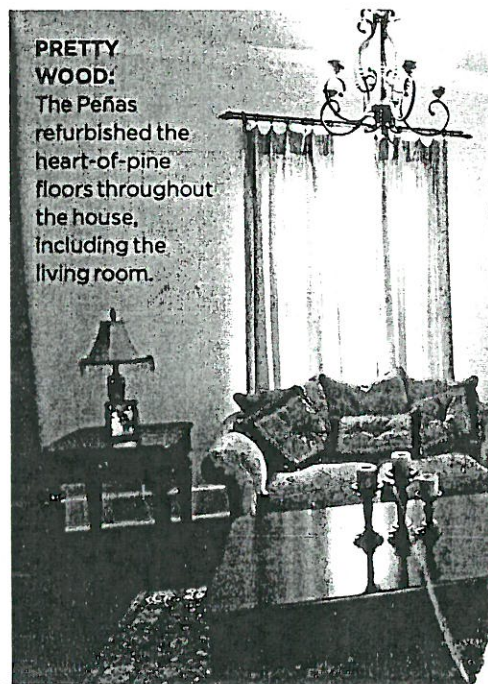
The rundown house almost didn't grab Isaac and Mayra's attention. They had been living in Royse City and had driven by 925 N. Goliad St. many times, though it took a few double takes before they noticed the property. "It was so overgrown, we would just drive right by the big house," Isaac says. "One day, I saw the for-sale sign, and we started looking closer. My wife and I thought we'd call, thinking, 'Let's just see how much they want for it.' The idea started growing on us."

The Peñas' decision to buy and

renovate was fairly easy, despite the daunting overhaul they faced. "One reason I agreed," Isaac says, "is that I kind of feel like we're giving back a little bit to the community. A lot of people care about this house, and we really appreciate Rockwall. We like the schools, and figure it will be a place where our children can thrive and be a part of a small-town community. At the same time, it's close to the city."

The house, landmarked as the Cade Home, did indeed require massive renovations. Because Isaac owns a modular and mobile-home company, Eagle MHS

PRETTY WOOD:
The Peñas refurbished the heart-of-pine floors throughout the house, including the living room.



Contracting in Royse City, he was able to recruit competent crews to help with the arduous undertaking. Still, both he and Mayra put in more than their share of blood, sweat and tears, "doing a little bit at a time," he says, adding that their labors of love make the results all the more rewarding.

Work started with the foundation, a major challenge since about a third of the structure was sitting in the dirt. "We couldn't just raise the house because of the chimney," Isaac says. Back when the house was built, "they would build the chimneys first and build the house around it, so the chimney goes down about three feet deep. We had to excavate all the dirt. The chimney pretty much dictated the level of the house."

Because of Isaac's work, he knew whom to call for other things that were beyond his expertise. Brandon's Landscape Services installed a complete irrigation sprinkler system, Maverick Fence and Deck built both white picket and privacy fences, and Gentry Plumbing ensured the waterworks flowed properly.

Inside and out, Isaac took care to recycle or replicate as many original materials as possible. "We replaced almost all of the siding on the house, but with the same type. It's new siding milled from pine. You mainly see this on older houses," he says.

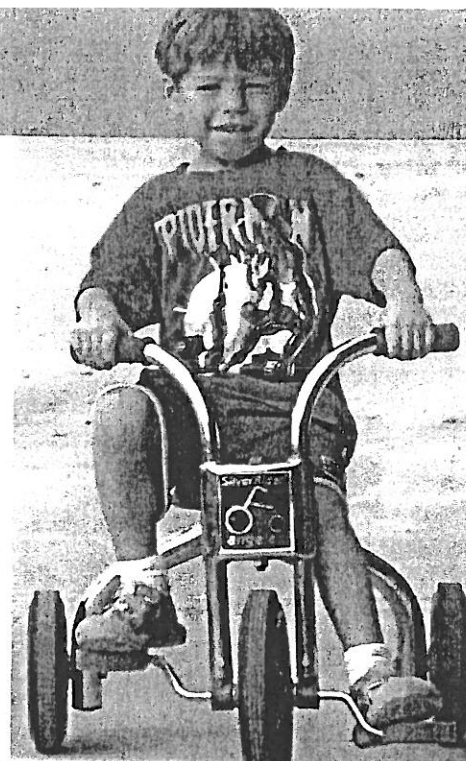
"For a lot of the trim inside the house, we had new trim milled in the same exact style," he adds. "It's always easier just to



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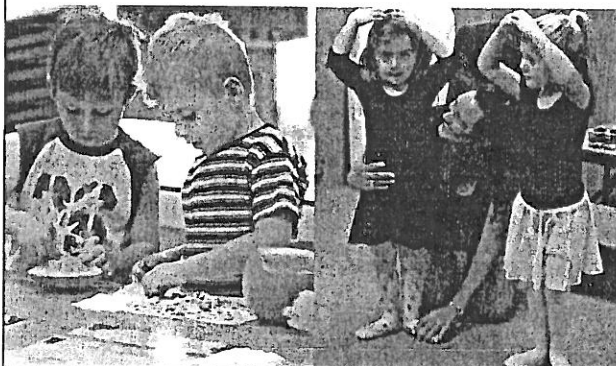
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NEW AND IMPROVED: The Peñas spiffed up the kitchen with new cabinetry and appliances and granite countertops.

Much of the mortar holding the chimney bricks together was cracked and deteriorated, so the chimney was re-mortared and the original brick re-laid. Isaac had the heart-of-pine floors refurbished, and he built a flagstone patio himself. He paved the back steps with old brick from Chicago. "We wanted the steps to match the character, time and era of the house, so instead of buying brand-new brick, I found some from demolished buildings in Chicago built around the turn of the century. It actually costs more than brand-new stuff." He purchased the brick through a Garland brick dealer, and it complements the brick used on the fireplace indoors.

To build a retaining wall about 20 feet from the house, Isaac ordered a truckload of moss rock boulders from a quarry in Oklahoma City, via a local stone company. "I had to use a tractor just to set them. Some of the stuff, when I was explaining to my wife what I was going to do, she thought 'that's going to look horrible,'" he says.

Of the interior pieces that meld so

rip it off and go to Home Depot and buy new stuff, but when you're trying to keep the historic integrity, keep things as original as possible, the megastores don't sell the

same materials to match." He found a custom wood-molding company that would match just about anything existing, "which is why some of this took so long."



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WASHING UP: The house has three claw-foot bathtubs.

seamlessly with the home's character, Isaac says, "We just tried to get furniture that blended. And we couldn't really do much with the old kitchen. It wasn't practical for today's use." Hence, the incorporation of new cabinetry, appliances and granite countertops.

Of the three claw-foot tubs in bathrooms, one came with the house, Isaac purchased the other two, and he restored all three. The stairway and trim work, after re-sanding and finishing, now sport the same new-old house gleam as the floors. All the doors are original five-panel types typical of older houses, and most have the original hardware, old mortise locks and decorative hinges. Isaac stained and painted the hinges. "On most of the doors we went back with stain," he says. "A few were already painted, so we repainted those."

"It was a huge project," says Isaac of the painting, dry wall and other laborious processes. "I learned a lot during the two years it has taken to fix this house, and it has been fun at the same time. We were going to quit a few times, and I'm glad I didn't. It's satisfying, knowing that we could bring back a little bit of beauty that the house at one point had."

And in doing so, give back to an appreciative community.



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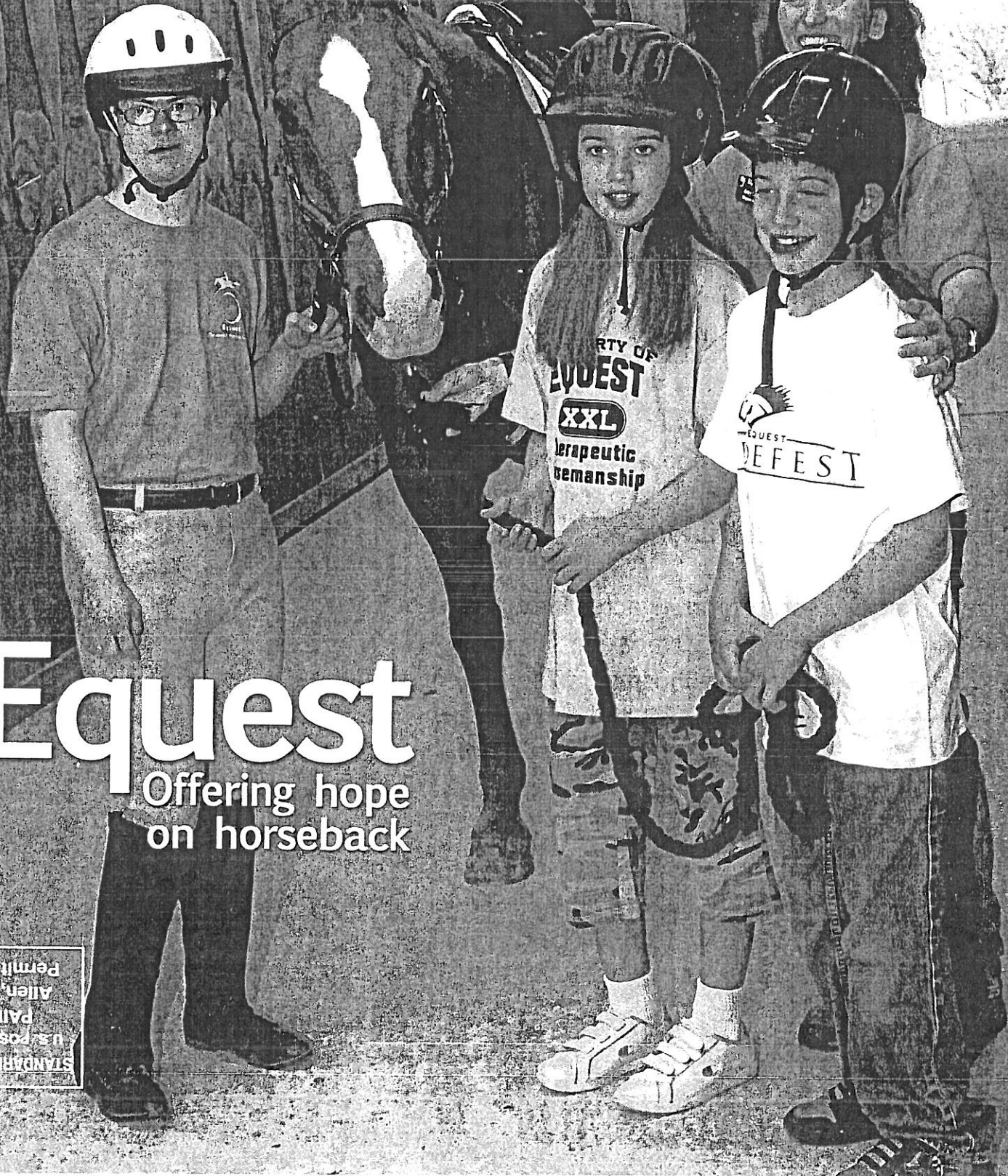
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Special district designation aids North Goliad development

by Judy Evans



A special zoning district established by the city to protect and enhance scenic and historic qualities of the North Goliad corridor—one of the main entry points into Rockwall—has also created an important investment area.

The North Goliad Corridor Overlay District has special and specific design standards to guide new construction and renovations for the .46-mile retail/commercial area that leads to the heart of Rockwall—the downtown square. The corridor extends from just north of the

downtown district, beginning at Olive Street, to Live Oak.

Already, city officials are seeing investment results from the district based on latest property valuations, which show an increase in value for 2007.

Dr. Stuart Meyers and his wife, Brenda, opened Sterling Tea at 506 North Goliad in a home Dr. Meyers said was built about 1919. The overlay district, he said, has resulted in many of the less attractive homes having a better appearance while being functional.

“Allowing people to modify these

homes and have businesses in them will benefit the community much more than attempting to preserve these homes or restore them,” Dr. Meyers noted. “With a business there, I can improve the appearance of the area more than I could as a homeowner trying to restore my historic home just because I want to.”

Development along the corridor is and will continue to be an eclectic mix of styles that are similar in building design and construction materials reflecting a significant range of Rockwall history. Architectural designs for new development in the corridor are recommended to be consistent with that from 1870 to 1940, which would include such popular styles as craftsman, cottage, Queen Anne and bungalow.

The city first took action to preserve the housing along North Goliad in 2002 when the area, on the east side of Goliad from Olive to Heath and on the west side from Olive to 505 North Goliad, was zoned as Planned Development 50 (PD-50) to allow for office use and some limited personal service business. In 2005, more area on both sides of North Goliad was included in PD-50.

The planned development designation made an almost immediate impact by attracting several business owners who began renovating the older homes.

“With the increase in traffic and noise, these properties were becoming less desirable for residential use,” said Robert LaCroix, the city’s director of planning and zoning. “Allowing for office-type uses would create a means for investment in the properties, thus preserving the homes along this corridor. The PD led to development and investment in several of the properties, and that continues to be the trend.”

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The planned widening of North Goliad and a slowing economy haven't dampened the spirit of investors.

"More properties have become available for sale, and we've had more inquiries concerning development," Mr. LaCroix explained, "although the SH-205 road reconstruction seems to be having a temporary effect on new development along the corridor. I believe completion of the project and a general improvement in the local and national economy will lead to increased development."

Future road construction doesn't bother Misty Phillips, owner of a real estate mortgage business and Jacket Graft, a graphics business. She owns two properties—one at 907 North Goliad where she has kept the original 1890 design of the home, and the other at 909 North Goliad, a 1950s home.

"I think it's going to be phenomenal in three years," Ms. Phillips said, noting that she enjoyed renovating older homes. "If you offer a product and service that people want, they'll come. You've got to be doing something that makes people want to come."

"Road construction in Rockwall is inevitable," said Kelley Winner of Mirror Mirror Hair Studio, but she said, "With the ugly comes the good." The hair studio was previously located south of downtown on Goliad Street—eight years as Imagination Salon and seven years under the ownership of Ms. Winner as Mirror Mirror.

Drawn to historic charm, Ms. Winner said she selected the North

Goliad site because it offered an opportunity to create an area similar to Goliad Place, a charming shopping village of mostly older homes that was located on Goliad Street near the old site of Mirror Mirror.

It was a great day for Mrs. Meyers of Sterling Tea when city officials agreed to allow retail businesses in the district. Her business is a tea shop as opposed to a tea room. She imports and blends teas, and customers can enjoy a cup with scones in a very relaxed setting. Her wholesale tea business also operates at the North Goliad site, but Mrs. Meyers very much wants retail development in the area.

"I want this side of town to succeed," she said emphatically. "We need cool and cute businesses here! I think positive, and I know this part of town will develop. I have great customers, and I'm happy with the growth of my business. I love my business, I just love it."

The North Goliad corridor isn't limited to just businesses. The Pena family moved last year to 925 North Goliad, a 1913 home they spent two years renovating.

Isaac Pena said he had always appreciated the beauty of older homes. When he first saw the Cade home on North Goliad, he recognized that although it had fallen into disrepair, it was well worth salvaging. While renovating the 3,900-square-foot structure, the couple learned a lot about its history from people stopping by to share memories of the home.

The Pena's efforts have made the home grand once more—a much appreciated addition to the community.

"Obviously I wish the road construction would go faster," Mr. Pena said of North Goliad Street, "but I like the location, and I love the schools!" ❖

Judy Evans is a public relations/communications consultant for the City of Rockwall.

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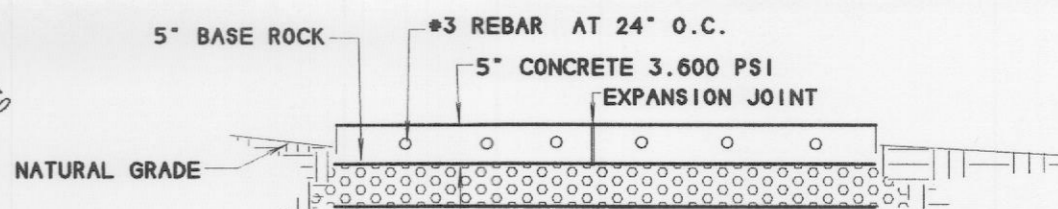
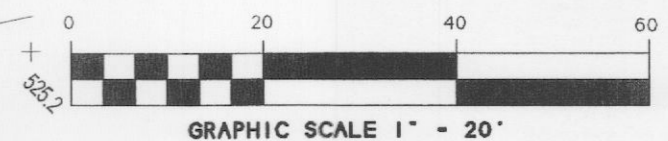
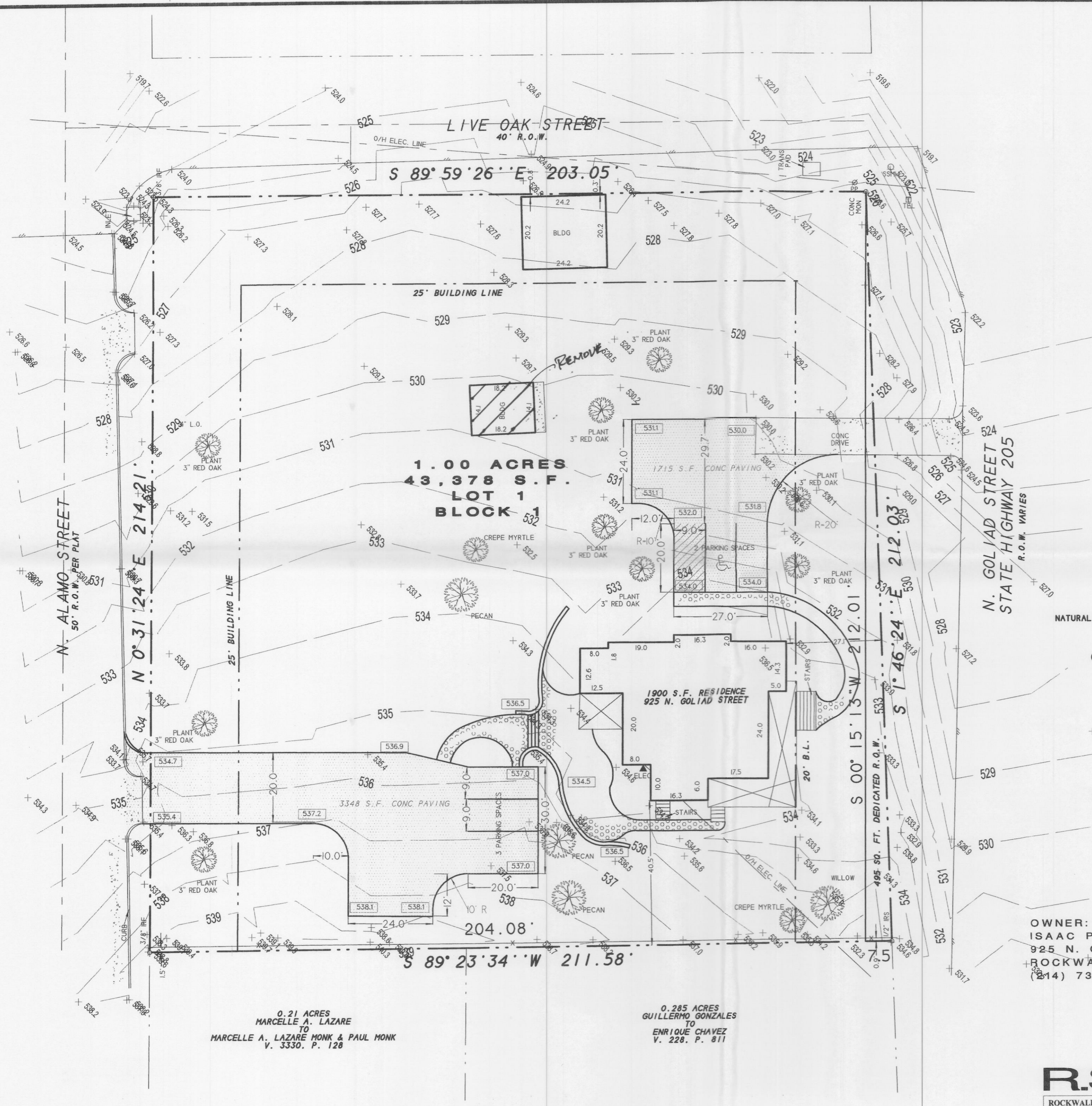
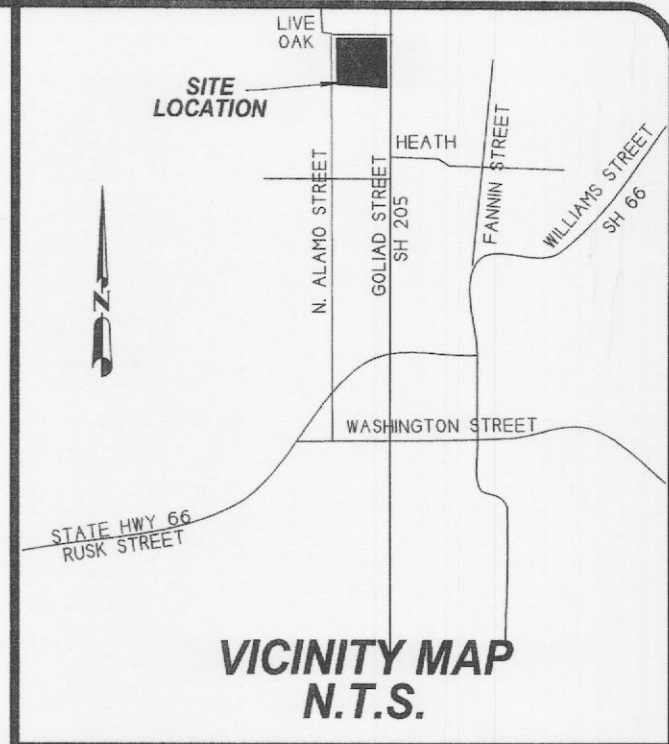
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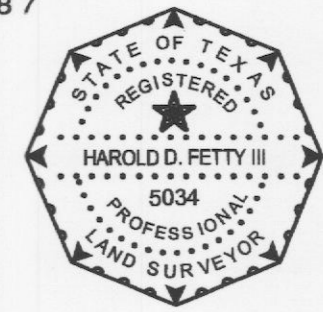
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