

# Planning and Zoning Case Check List

P & Z Case # H2009-002 P&Z Date \_\_\_\_\_ CC Date \_\_\_\_\_

Approved/Denied ARB Date \_\_\_\_\_ HPAB Date \_\_\_\_\_ Park Board \_\_\_\_\_

<b>Zoning Application</b>
<input type="checkbox"/> Specific Use Permit <input type="checkbox"/> Zoning Change <input type="checkbox"/> PD Concept Plan <input type="checkbox"/> PD Development Plan

<b>Site Plan Application</b>
<input type="checkbox"/> Site Plan <input type="checkbox"/> Treescape <input type="checkbox"/> Landscape <input type="checkbox"/> Building Elevations <input type="checkbox"/> Photometric/Lighting Plan <input type="checkbox"/> Material Samples <input type="checkbox"/> Color Rendering

<b>Platting Application</b>
<input type="checkbox"/> Master Plat <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Replat <input type="checkbox"/> Administrative/Minor Plat <input type="checkbox"/> Vacation Plat <input type="checkbox"/> Landscape Plan <input type="checkbox"/> Treescape Plan

- Copy of Ordinance (Ord. # \_\_\_\_\_)
- Application
- Receipt
- Location/Buffer Map
- Newspaper Public Notice
- 200 ft Buffer Public Notice
- Project Review
- Staff Report
- City Council Report
- Approval/Denial Letter
- Correspondence
- Copy – All Plans Required
- Copy – Mark-ups
- City Council Minutes - Laserfiche
- Minutes - Laserfiche
- Plat Filed Date \_\_\_\_\_
  - **Cabinet#** \_\_\_\_\_
  - **Slide#** \_\_\_\_\_

**Notes** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Zoning Map Updated** \_\_\_\_\_

**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>408 MUNSON ST</u>			
Street Address <u>Rockwall</u>	State <u>TX</u>	Zip Code <u>75087</u>	County <u>Rockwall</u>
Name of Property, If Applicable: <u>PARTS OF LOTS 4, 5, &amp; 6, BLOCK A EPPSTEIN ADDITION</u>			
Has the building been moved? No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> If yes, when was the property moved? (mm/dd/yr -if known, otherwise, the year moved is sufficient)			
Name of Historic District: <u>OLD ROCKWALL HISTORIC DISTRICT</u> <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>Robert G Norbury</u>	Street Address: <u>408 MUNSON ST</u>		
<u>Rockwall</u>	State <u>TX</u>	Zip Code <u>75087</u>	County <u>Rockwall</u>
Telephone <u>214-540-2511</u>			
Authorized (if different): <u>WOOD PALLING</u> <u>HAWAII BOARD SKIING</u>	Street Address: _____		
City _____	Zip Code _____	County _____	
Telephone _____			
Description of Work and Repair (attach photographs, plans, elevations, etc.): <u>PLANS ATTACHED. \$2000.00</u> <u>2 weeks. Finish by APRIL 30th</u>			
City of Rockwall Use Only: <u>Robert G Norbury</u>	Project Number <u>H2009-002</u>		

**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. *PARTS of Lots 456 Block A  
EPPSTEIN ADDITION*
- (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; *\$2,000.00*
- (6) Include a projection of the estimated **construction time** and predicted **completion date** of the restoration or rehabilitation; *2 weeks Complete by APRIL 30<sup>th</sup>*
- (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):

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

**AGENDA DATE:** 4/16/2009

**APPLICANT:** NORBURY, ROBERT G & RITA M

**AGENDA ITEM:** H2009-002; 408 Munson CofA (Rear Yard Deck)

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

**BACKGROUND INFORMATION:**

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

The applicant is proposing to construct a new wood deck attached to the rear (south) wall of the existing house. The deck is shown to be constructed of 4" x 4" wood post and 2" x 8" floor joist with a height of 2-feet above the finish floor. Included with the construction of the deck is a railing system that is 36" above the floor of the proposed deck.

The applicant is proposing to use cedar flooring, with hardiboard skirting and wood railing. The proposed exterior materials are consistent with the exterior materials for the existing house. Staff feels the exterior materials for the proposed deck should be compatible with the existing home as defined in section III. BUILDING STANDARDS, C. Building Façade and Materials, 6.

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

The deck appears to meet all the requirements of the Single-Family (SF-7) zoning district. The applicant must obtain a building permit from the City of Rockwall Building Inspections Department prior to construction.

**RECOMMENDATIONS:**

Staff Recommends approval of the request with the following conditions:

1. Applicant to verify size of the existing and proposed hardiboard prior to issuance of a building permit.
2. Applicant to verify size of balustrades and wood railing prior to issuance of a building permit.
3. Wood railing to be painted to match the trim color found on the front porch of the existing house.

**Legend**

 Subject Property



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**408 Munson  
H2009-002  
C of A**

April 9, 2009

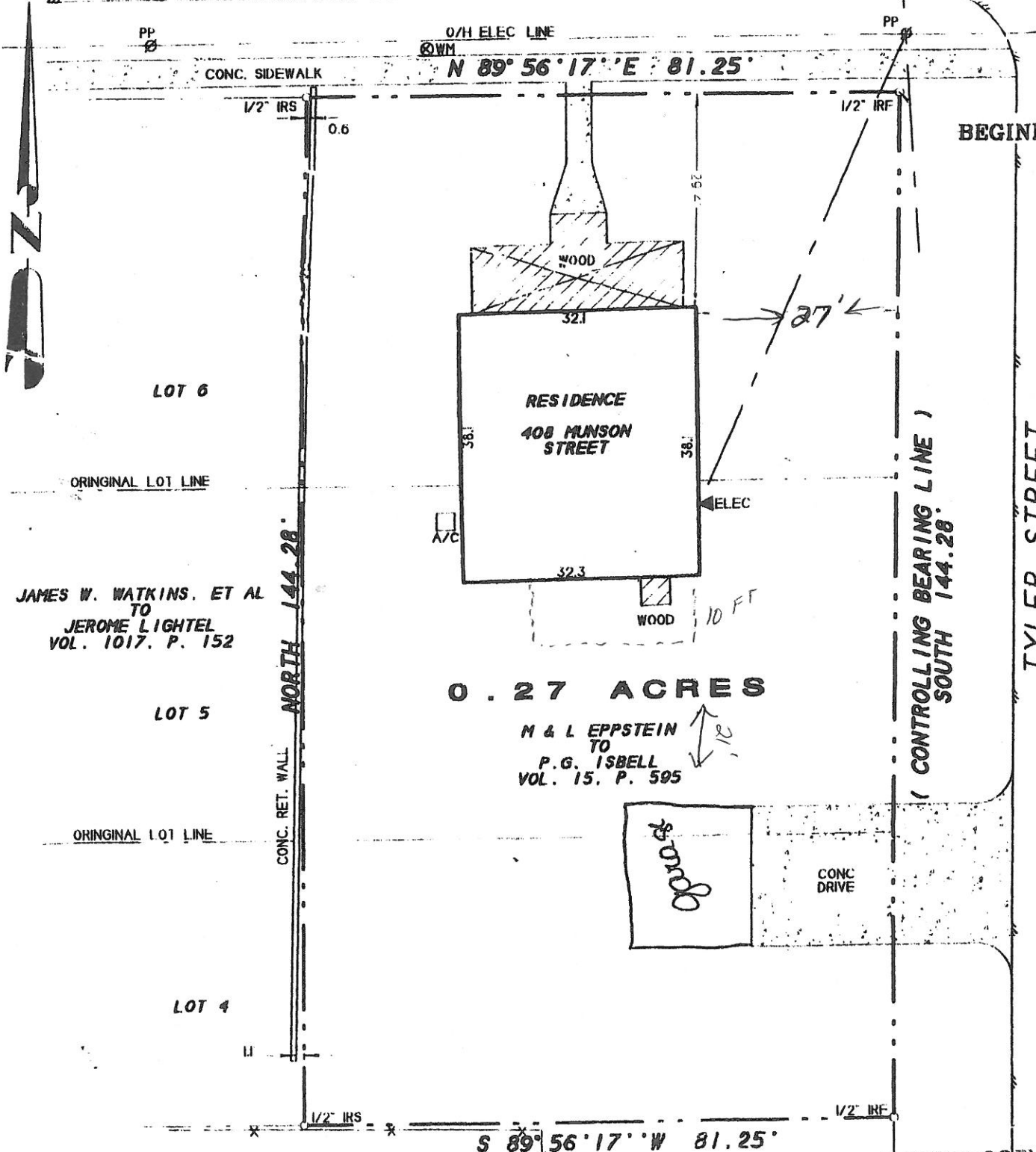


**CITY OF ROCKWALL DEPARTMENT OF PLANNING AND ZONING**

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.



MUNSON STREET



LOT 6

ORIGINAL LOT LINE

JAMES W. WATKINS, ET AL  
 TO  
 JEROME LIGHTEL  
 VOL. 1017, P. 152

LOT 5

ORIGINAL LOT LINE

LOT 4

0.27 ACRES

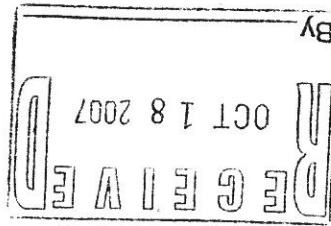
M & L EPPSTEIN  
 TO  
 P.G. ISBELL  
 VOL. 15, P. 595

BUILDER'S COPY

SURVEY ACCEPTED BY  
*[Signature]* DATE 3-16-07  
*[Signature]* DATE 3-6-07

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

Keep on Job Site At All  
 For Inspector's Use



DESCRIPTION

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

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

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

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

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

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

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
2) BEARING SOURCE: RECORDED PLAT.
3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I RPLS 5034."

SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for NORTH AMERICAN TITLE COMPANY; INTEGRITY MORTGAGE CORP., and ROBERT G. & RITA M. NORBURY at 408 Munson Street, City of Rockwall, Rockwall County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 2nd day of March, 2007.

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



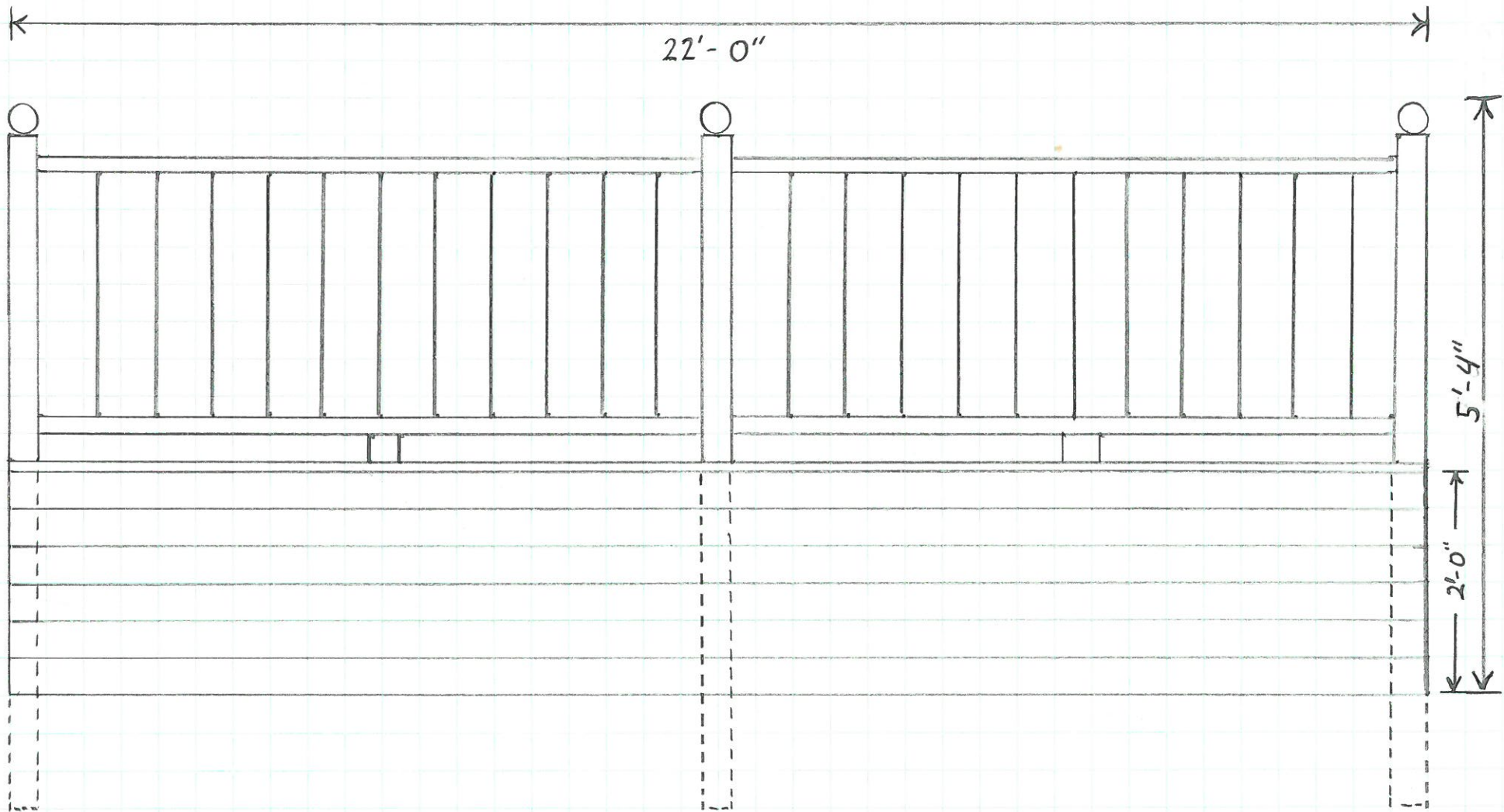
SYMBOL LEGEND table with columns for TV, GAS, TEL, F.H., PP, ELEC, TU ELEC BOX, WATER METER, 1/2" IRF, X, A/C, LP, and other symbols.



ROCKWALL SURVEYING CO., INC. LAND SURVEYING

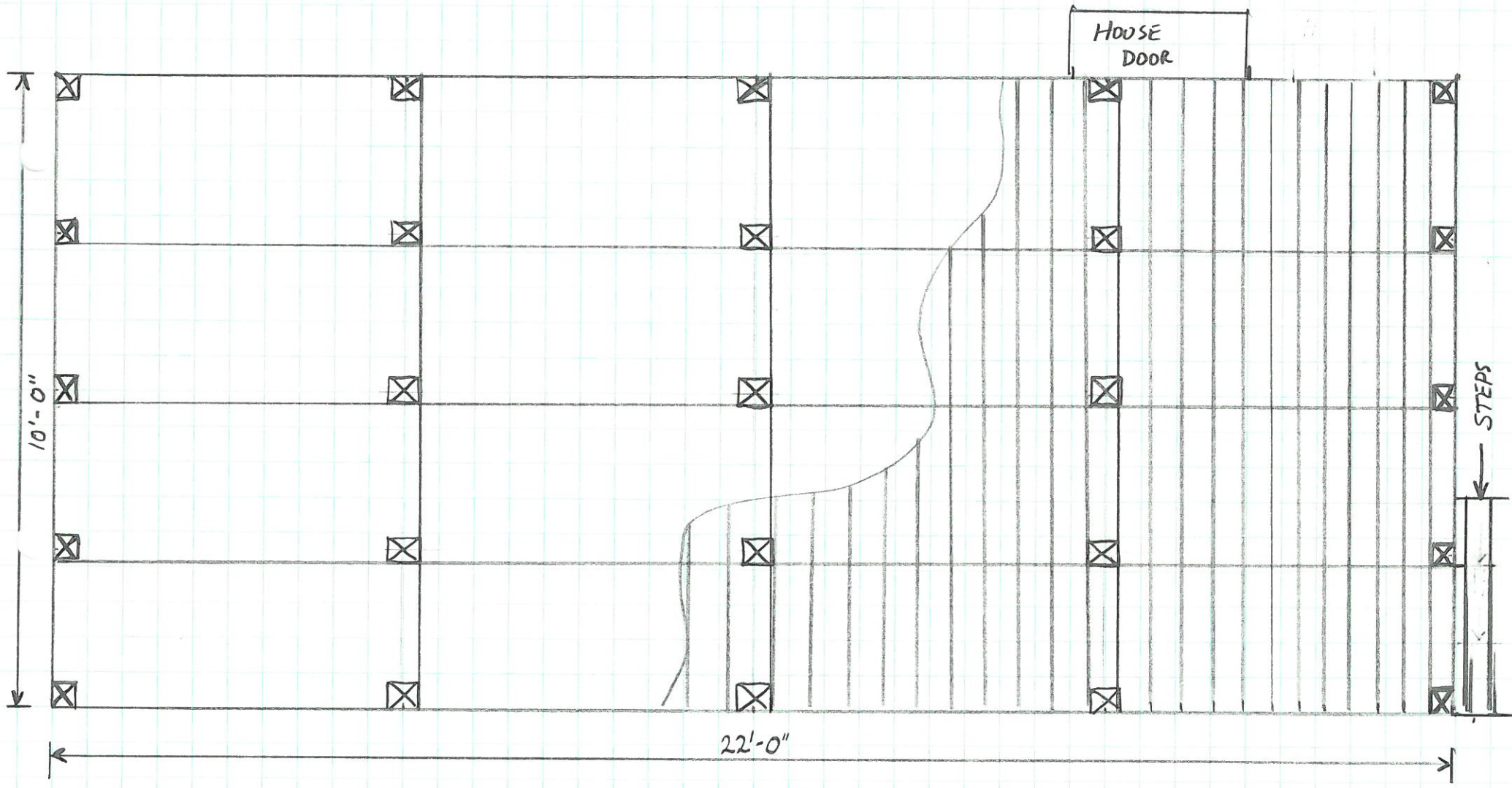
SURVEY DATE: MARCH 2, 2007
SCALE: 1" = 20'
SHEET: NORBURY OF 20042120

SOUTH SIDE SHOWN. WEST SIDE TO MATCH, LENGTH TO BE 10'-0".  
EAST SIDE TO MATCH WITH 3'-0" OPENING FROM S.E. CORNER FOR  
STEPS. UNDERPINNING MATERIAL AND COLOR TO MATCH EXISTING  
ON HOUSE. POST AND RAILING TO MATCH COLORS ON HOUSE.  
DECK TO BEGIN AT S.E. CORNER OF HOUSE, EXTENDING 22'-0" WEST  
AND 10'-0" SOUTH.





TOP VIEW SHOWN. SUPPORT POST TO BE 4" x 4" CONCRETED IN THE GROUND.  
FRAMING MATERIALS TO BE 2x8". DECK BOARDS TO BE 2" x 6". ALL MATERIALS TO  
BE PRESSURE TREATED.

















City of Rockwall  
*The New Horizon*

**4/20/2009**

NORBURY, ROBERT G & RITA M  
408 MUNSON ST  
ROCKWALL, TX 75087

**RE: H2009-002**  
**408 Munson CofA (Rear Yard Deck)**  
**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 4/16/2009. The following is a record of all recommendations, voting records and conditions of approval:

*Staff Recommends approval of the request with the following conditions:*

- 1. Applicant to verify size of the existing and proposed hardiboard prior to issuance of a building permit.*
- 2. Applicant to verify size of balustrades and wood railing prior to issuance of a building permit.*
- 3. Wood railing to be painted to match the trim color found on the front porch of the existing house.*

*On 4/16/09 the Historic Preservation Advisory Board approved the Certificate of Appropriateness subject to staff conditions by a vote of 5-0 (West & Whitley absent).*

Please contact the City of Rockwall Community Development Staff at (972) 771-7745, or at the address listed below, with any questions or concerns regarding this matter.

Sincerely yours,

Chris Spencer, AICP  
Planning and Zoning  
City of Rockwall

Cc: John Ankrum