

- EXHIBIT (2) -

**OLD TOWN ROCKWALL HISTORIC DISTRICT - Certificate of Appropriateness - Application**

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

<b>Address of Property:</b> <u>305 Denison</u> (address or legal description)											
<b>Street Address</b> <table style="width:100%; border:none;"> <tr> <td style="width:25%; border-bottom: 1px solid black; text-align:center;"><u>Rockwall</u></td> <td style="width:25%; border-bottom: 1px solid black; text-align:center;"><u>Texas</u></td> <td style="width:25%; border-bottom: 1px solid black; text-align:center;"><u>75087</u></td> <td style="width:25%; border-bottom: 1px solid black; text-align:center;"><u>Rockwall</u></td> </tr> <tr> <td style="text-align:center;">City</td> <td style="text-align:center;">State</td> <td style="text-align:center;">Zip Code</td> <td style="text-align:center;">County</td> </tr> </table>				<u>Rockwall</u>	<u>Texas</u>	<u>75087</u>	<u>Rockwall</u>	City	State	Zip Code	County
<u>Rockwall</u>	<u>Texas</u>	<u>75087</u>	<u>Rockwall</u>								
City	State	Zip Code	County								
Name of Property, If Applicable: _____ (name of Structure or Addition name)											
Has the building been moved? No <input checked="" type="checkbox"/> Yes _____ If yes, when was the property moved? _____ (mm/dd/yr -if known, otherwise, the year moved is sufficient)											
<b>Name of Historic District: <u>OLD TOWN ROCKWALL HISTORIC DISTRICT</u></b> _____ National Register District _____ Certified State or Local District _____ Proposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)											
<b>Property Owner:</b> <u>Justino Tovar</u>		<b>Street Address:</b> <u>303 Denison</u>									
<u>Rockwall</u>	<u>TX</u>	<u>75087</u>	<u>Rockwall</u>								
City	State	Zip	County								
		<b>Telephone Number:</b> <u>972-533-5441</u>									
<b>Authorized Contact:</b> <u>Laura Perez</u> <small>(if different from Owner)</small>		<b>Street Address:</b> <u>2916 Tangle Glen Drive</u>									
<u>Rockwall</u>	<u>TX</u>	<u>75032</u>	<u>Rockwall</u>								
City	State	Zip	County								
		<b>Telephone Number:</b> <u>214-537-9661</u>									
<b>Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.):</b> <div style="text-align:center; font-size: 1.2em; margin-top: 10px;"><i>see attached</i></div>											
<b>Owner's Signature</b> <u>Justino Tovar</u>		<b>City of Rockwall Use Only:</b>	<b>H2003 -</b>								
		Project Number <u>H2011-002</u>									

\* Application withdrawn 07/13/11

Like and kind repair

305 Denison is located within the historic district. We would like to remove the existing wood interior and replace with new wood panels. Before adding the new wood panels we will be adding insulation to the home. Once the insulation and wood are added the home will be painted accordingly with appropriate colors.

## Gonzales, David

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**From:** Gonzales, David  
**Sent:** Wednesday, July 13, 2011 10:19 AM  
**To:** Perez, Laura  
**Cc:** LaCroix, Robert; Spencer, Chris  
**Subject:** RE: 305 Denison

Thank you, Ms. Perez.

The application will be considered withdrawn and there is no need to appear before the Historic Preservation Advisory Board since the property will meet the definition of a like and kind repair to the exterior, based on the material samples submitted.

Sincerely,

David Gonzales  
Planning Technician

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**From:** Perez, Laura  
**Sent:** Wednesday, July 13, 2011 10:09 AM  
**To:** Gonzales, David  
**Subject:** 305 Denison

The property owner for 305 Denison will be withdrawing the application for a C of A based on a like and kind repair of the exterior wood.

If you have any questions, please let me know.

Thanks,  
Laura Tovar Perez,  
Daughter of Justino Tovar, property owner at 305 Denison

Laura Perez - Administrative Secretary, Parks and Recreation  
Office: 108 E. Washington, Rockwall, TX 75087  
Mailing Address: 385 S. Goliad, Rockwall, TX 75087  
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[lperez@rockwall.com](mailto:lperez@rockwall.com)  
[www.rockwall.com/parks](http://www.rockwall.com/parks)

## Gonzales, David

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**From:** Perez, Laura  
**Sent:** Wednesday, July 06, 2011 1:28 PM  
**To:** Gonzales, David  
**Subject:** wood sample

Hi David, I left a painted wood sample of what was the existing wood on 305 Denison before the repair.

Thanks,  
Laura

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[www.rockwall.com/parks](http://www.rockwall.com/parks)

## Gonzales, David

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**From:** Gonzales, David  
**Sent:** Friday, April 08, 2011 3:54 PM  
**To:** Perez, Laura  
**Cc:** Spencer, Chris  
**Subject:** RE: 305 Denison

Hello Laura,

I have essentially been out this week and wanted to touch base with you prior to the weekend. There are just a few things that are needed before we go to the board for the CofA. First of all, we are in need of a written scope of work that explains what will take place during the remodel; a) Will you be replacing the casings around the windows or doors? b) Will you be replacing the skirting around the home (we would recommend Hardi-board as opposed to aluminum) c) How will the insulation be installed? Also, we will need to know the width of the existing siding (e.g. 3 or 4 inch). The board will probably recommend replacing the siding with the same width and appearance to keep its historic character. It does not appear to be the same in the photo, so it would be a good idea to have a sample for the board to view at the meeting.

Let me know if you have any questions or if I can help in anyway.

Sincerely,

David Gonzales  
Planning Technician

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**From:** Perez, Laura  
**Sent:** Friday, April 01, 2011 2:58 PM  
**To:** Gonzales, David  
**Subject:** RE: 305 Denison

perfect. Thanks!

Laura Perez - Administrative Secretary, Parks and Recreation  
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**From:** Gonzales, David  
**Sent:** Friday, April 01, 2011 2:57 PM  
**To:** Perez, Laura  
**Subject:** RE: 305 Denison

Thank you, Laura. I will be in contact with you.

Have a great day,

David

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**From:** Perez, Laura  
**Sent:** Friday, April 01, 2011 2:41 PM  
**To:** Gonzales, David  
**Subject:** RE: 305 Denison

David, sorry I never touch base with you on this again. Here is the form and some pics. The file is super big - 9MB..sorry! I can interoffice or drop off hard copies later today.

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**From:** Gonzales, David  
**Sent:** Monday, March 07, 2011 10:16 AM  
**To:** Perez, Laura  
**Subject:** RE: 305 Denison

Good morning Laura,

The next deadline for submitting an application for a Certificate of Appropriateness is on April 1<sup>st</sup>. The meeting with the Historic Advisory Board would be held on April 21<sup>st</sup>. The board will review the replacement materials requested by your father and its application. The board will want to make sure the repair does not take away from the character of the structure and that it remains significant for the time period. I would recommend that your father hold off on purchasing any replacement materials until the CofA has been approved. It may be a good idea to have a sample of what type of wood he is proposing to replace the existing wood with on the home.

If you have any further questions (or if you brother still needs to phone me), please call or e-mail me.

Thank you,

David

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**From:** Perez, Laura  
**Sent:** Monday, March 07, 2011 8:51 AM  
**To:** Gonzales, David  
**Subject:** RE: 305 Denison

Well I learned over the weekend my brother did not get to call you so sorry about that. My dad has decided to hold off until next month so what is the deadline in getting the information to you for the April meeting?

Also, what type of woods are approved as replacement material. We've been told the wood currently on the home is a type of pine.

Thanks for all your help.

Laura

Laura Perez - Administrative Secretary, Parks and Recreation  
Office: 108 E. Washington | Rockwall, TX 75087  
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[lperez@rockwall.com](mailto:lperez@rockwall.com)  
[www.rockwall.com/parks](http://www.rockwall.com/parks)

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**From:** Perez, Laura

4/8/2011

**Sent:** Friday, March 04, 2011 8:28 AM  
**To:** Gonzales, David  
**Subject:** RE: 305 Denison

Thank you David!

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**From:** Gonzales, David  
**Sent:** Friday, March 04, 2011 8:27 AM  
**To:** Perez, Laura  
**Subject:** RE: 305 Denison

Okay, I will be more than happy to assist him.

Have a great day,

David

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**From:** Perez, Laura  
**Sent:** Friday, March 04, 2011 8:08 AM  
**To:** Gonzales, David  
**Subject:** RE: 305 Denison

David, my brother might call you later today to get more direction on what type of replacement material would be approved to use. His name is Adam Tovar.

Thanks,  
Laura

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**From:** Perez, Laura  
**Sent:** Thursday, March 03, 2011 10:38 AM  
**To:** Gonzales, David  
**Subject:** FW: 305 Denison

Hi David, I sent Chris the below but since he's out can you help me or should I check with Michael?

Thanks!  
Laura

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**From:** Perez, Laura  
**Sent:** Thursday, March 03, 2011 10:36 AM  
**To:** Spencer, Chris  
**Subject:** 305 Denison

Hi Chris,

My dad owns 305 Denison and is wanting to do some work to the home and we would like to know if a permit is required. The home is within the historic district. He is wanting to replace the wood siding around the house. The house has no insulation, therefore, he is wanting to remove the current outside wood boards. He would then add insulation, then add a layer of plywood, then add wood boards again to give it the same siding look it currently has.

We would like to know what type of permit (if any) is required for this. The house will look basically the same as it does now with the major change being within the walls with the added insulation.

It was suggested I ask you for more direction.

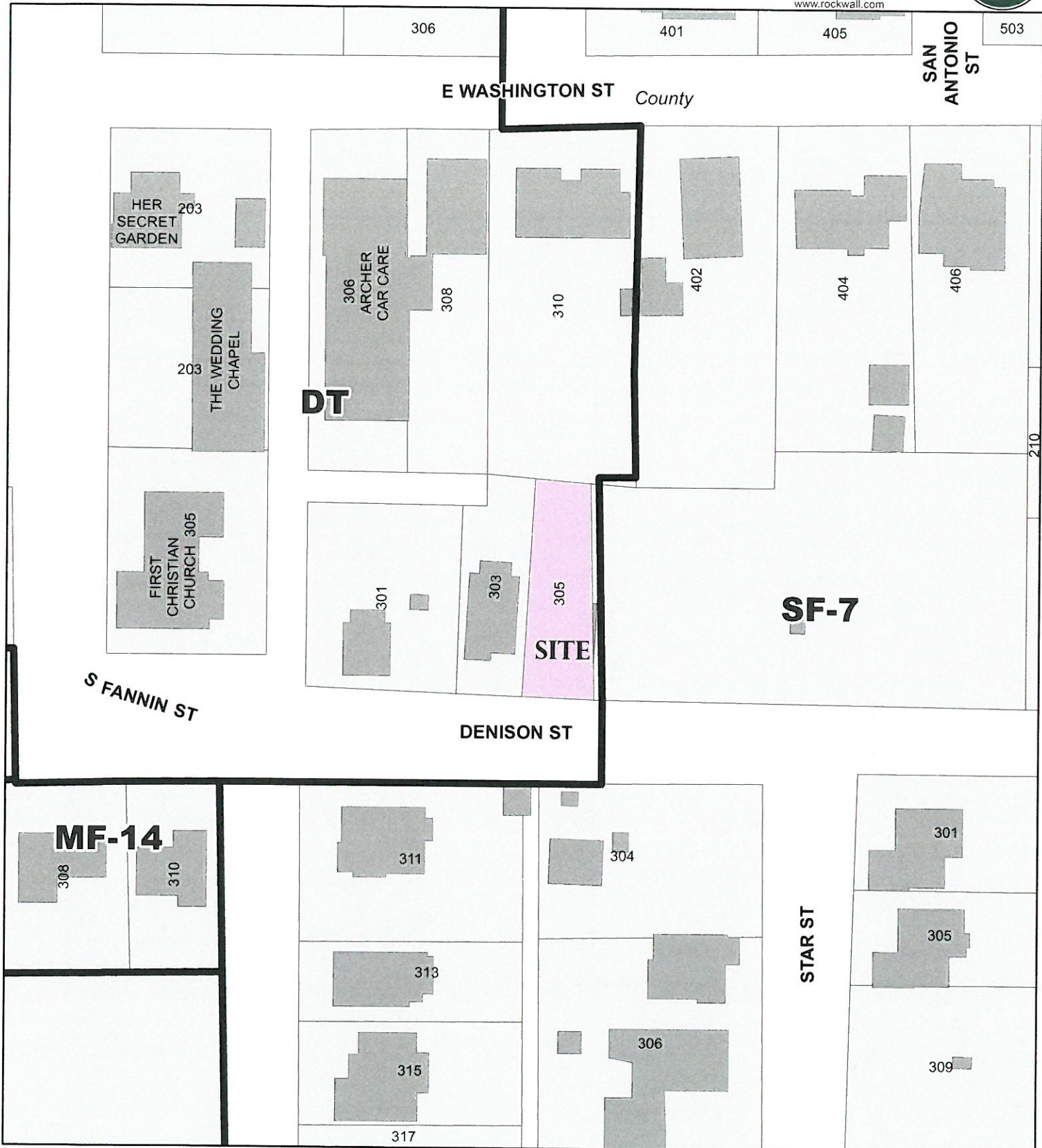
Thank you!  
Laura

Laura Perez - Administrative Secretary, Parks and Recreation  
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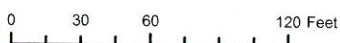


**Legend**

 Subject Property



**H2011-002 - C of A**  
**305 Denison**  
**Rockwall, TX 75087**



April 1, 2011

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

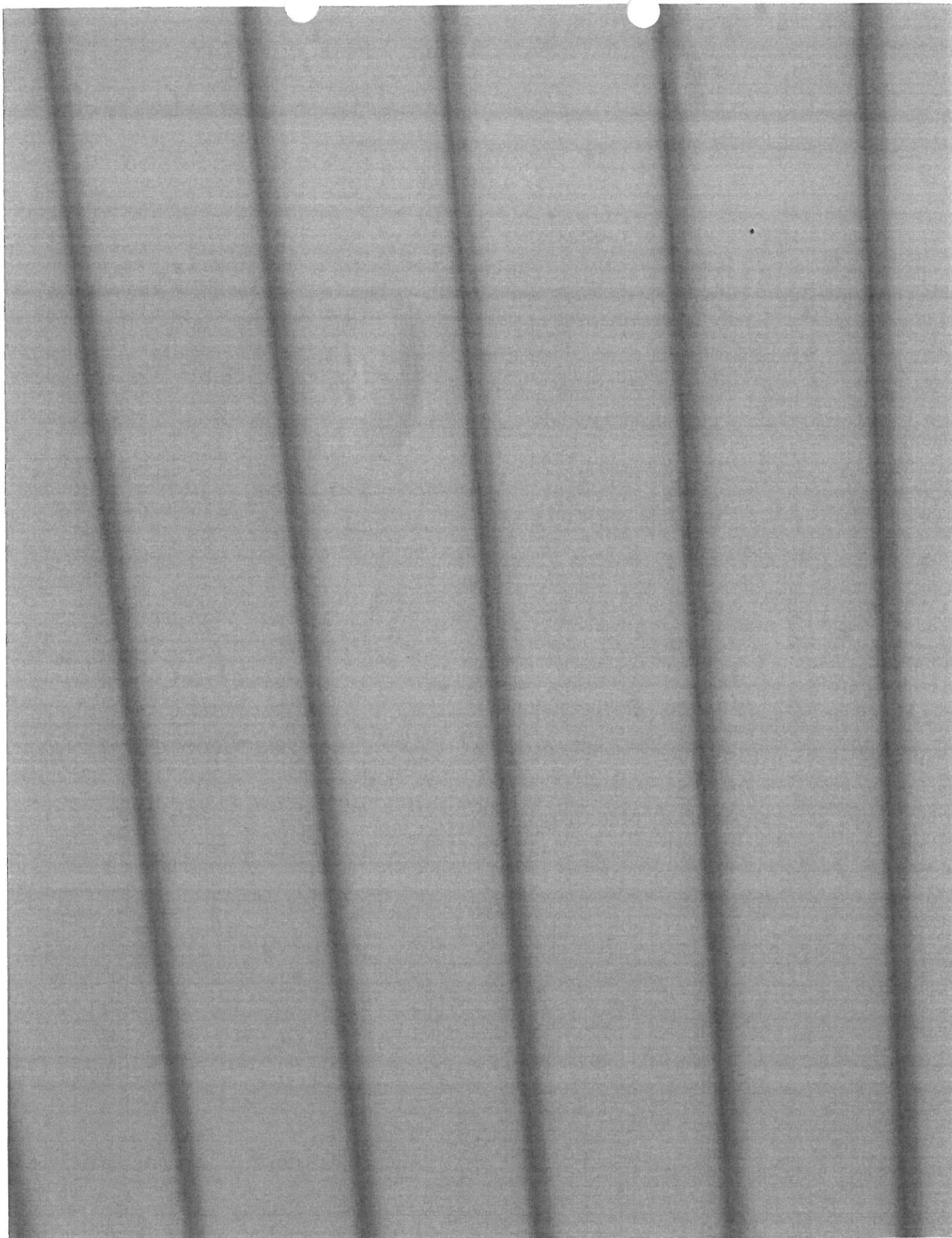
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.













Replacement wood



408 Munson	1920	Bungalow	Frame	RES
501 Munson	1910	Vict. Trans.	Frame	RES
406 E. Rusk	1920	Prairie	Frame	RES
603 E. Rusk	1950	Min. Trad	Frame	RES
605 E. Rusk	1945	Min. Trad	Frame	RES
304 Star	1905	Folk L-Plan	Frame	RES
601 E. Washington	1900	Folk Vict	Frame	RES
608 E. Washington	1930	Tudor Revival	Frame	RES
609 E. Washington	1899	Vict. Trans.	Frame	RES
310 Williams		Bungalow	Frame	RES
402/4 Williams	1900	Folk L-Plan	Frame	RES

## Low Contributing

<u>STREET ADDRESS</u>	<u>DATE</u>	<u>STYLE</u>	<u>MATERIAL</u>	<u>TYPE</u>
301 S. Clark	1886	Free Classic	Frame w/ alum	RES
401 S. Clark		Bungalow	Frame	RES
305 Denison	1910	Vict. Trans	Frame	RES
402 N. Fannin		Center Passage	Frame	RES
317 S. Fannin	1900	Folk L-Plan	Frame	RES
411 S. Fannin	1940	Min. Trad	Frame	RES
810 N. Goliad	1900	Folk	Frame	RES
502 E. Rusk	1920	Folk	Frame	RES
507 E. Rusk	1894	Folk L-Plan	Frame	RES
601 E. Rusk	1946	Post-War	Frame w/ alum	RES
103 San Augustin		Folk	Frame	RES
406 Star	1905	Folk L-Plan	Frame	RES
402 E. Washington		Bungalow	Frame	RES
405 E. Washington		Min. Trad	Frame	RES
503 E. Washington		Not Indicated	Frame	RES
602 E. Washington	1913	Not Indicated	Frame	RES
306 Williams		Folk	Frame	RES

## Non Contributing

<u>STREET ADDRESS</u>	<u>DATE</u>	<u>STYLE</u>	<u>MATERIAL</u>	<u>TYPE</u>
201 N. Clark		Min Trad	Wood	RES
203 N. Clark		Min Trad	W w/ Stone	RES
205 N. Clark		Min Trad	W	RES
206 N. Clark		Min Trad	Brick	RES
303 N. Clark		Min Trad	Brick	RES
304 N. Clark		Min Trad	Brick	RES
106 S. Clark		Min Trad		RES
202 S. Clark		Min Trad		RES
405 N. Fannin			Wood	RES
503 N. Fannin			Brick	RES
308 S. Fannin			T	RES
409 S. Fannin		Min Trad		RES



404 N. Goliad		Ranch	Brick	RES
406 N. Goliad		Ranch	Brick	RES
504 N. Goliad		Min Trad	Wood	RES
604 N. Goliad		L-Plan	Brick	RES
704 N. Goliad		Min Trad	Wood	RES
802 N. Goliad	1955	Ranch Style	Brick	RES
804 N. Goliad		Min Trad	Wood	RES
806 N. Goliad		Min Trad	Wood	RES
808 N. Goliad		Min Trad	Wood	RES
812 N. Goliad				RES
403 E. Kaufman		Min Trad	Wood	RES
501 E. Kaufman		Min Trad	Brick	RES
503 E. Kaufman		Min Trad	W w/ BR	RES
505 E. Kaufman		Ranch	Brick	RES
601 E. Kaufman		Ranch	Brick	RES
604 E. Kaufman		Min Trad	Wood	RES
605 E. Kaufman		Ranch	Wood	RES
610 E. Kaufman	1955	Traditional	Stone/Rock	RES
502 Kernodle		Ranch	Wood	RES
303/3 Munson		Duplex	Wood	RES
307 Munson		Ranch	Wood	RES
406 Munson		Ranch	Brick	RES
407 Munson		Min Trad	Wood	RES
409 Munson		Ranch	Brick	RES
503 Munson	1943	Min Trad	Wood	RES
505 Munson		Min Trad	Wood	RES
507 Munson		Min Trad	Wood	RES
509 Munson		Min Trad		RES
511 Munson		Min Trad		RES
513 Munson		Min Trad	N	RES
402 E. Rusk		Church	Frame	BUS
503 E. Rusk		Min Trad		RES
506 E. Rusk		Min Trad		RES
602 E. Rusk		Min Trad	T	RES
604 1/ E. Rusk		Min Trad	Brick	RES
606 E. Rusk				RES
609 E. Rusk				BUS
180 San Antonio		Min Trad	Brick	RES
301 Star		Min Trad	Brick	RES
305 Star		Min Trad	Brick	RES
306 Star	1978	Not Indicated	Brick	RES
309 Star		Min Trad	Brick	RES
403 Star		Min Trad	Brick	RES
405 Star		Min Trad	Brick	RES
505 Storrs		Min Trad	Brick	RES
507/5 Storrs		Min Trad	W	RES
210 Tyler				INST
211 Tyler	1983	Colonial	Masonry	RES
213 Tyler	1981	Colonial	Brick	RES
215 Tyler	1980	Min Trad	Brick	RES
302 Tyler	1980	Min Trad	Brick	RES
304 Tyler		Min Trad	Brick	RES

305 Tyler		Min Trad	Wood	RES
307 Tyler		Ranch	Wood	RES
309 Tyler		Min Trad	Wood	RES
406 Tyler		Ranch	Brick	RES
308 E. Washington				BUS
310 E. Washington	1983	TX Farm House	Wood	RES
401 E. Washington				RES
404 E. Washington	1955	Ranch		RES
406 E. Washington	1980			RES
606 E. Washington		Min Trad	Wood	RES
302 Williams				BUS
303 Williams		Min Trad	Wood	RES
308 Williams		Min Trad		RES
406 Williams		Min Trad	N	RES
501 Williams			Wood	RES
502 Williams	1910	QA/ / TA	Wood	RES
507 Williams		Min Trad	Brick	RES
509 Williams		Min Trad	Wood	RES
510 Williams		Min Trad	Brick	RES

## High Contributing

<u>STREET ADDRESS</u>	<u>DATE</u>	<u>STYLE</u>	<u>MATERIAL</u>	<u>TYPE</u>
501 Austin	1920	Bungalow	Frame	RES
202 N. Clark	1904	Vict. Trans	Frame	RES
104 S. Clark		Vict. Trans	Frame	RES
401 N. Fannin	1905	Queen Anne	Frame	RES
601 N. Fannin	1920	Bungalow	Frame	RES
302 S. Fannin		Fair Condition	Frame	RES
310 S. Fannin		Vict. Trans	Frame	RES
311 S. Fannin	1902	V.T. / Bung.	Frame	RES
401 S. Fannin	1900	Folk L-Plan	Frame	RES
410 S. Fannin	1915	Bungalow	Frame	RES
506 N. Goliad	1920	Farmhouse	Frame	RES
501 Kernodle	1900	Queen Anne	Frame	RES
602 Kernodle	1920	Bungalow	Frame	RES
301 Margaret	1913	Folk L-Plan	Frame	RES
302 Margaret	1905	Vict. Trans	Frame	RES
308 Munson	1920	Bungalow	Frame	RES
402 Munson	1885	Folk L-Plan	Frame	RES
105 Olive	1932	Bungalow	Frame	RES
E. Rusk			Stone	BUS
401 E. Rusk		Bungalow	Frame	RES
404 E. Rusk	1920	Bungalow	Frame	RES
604 E. Rusk	1920	Bungalow	Frame	RES
501 Storrs	1885	Folk Vict.	Frame w/ Metal	RES
602 Storrs	1920	Folk Vict.	Frame	RES
505 E. Washington		Vict. Trans	Frame	RES
605 E. Washington	1895	Queen Anne	Frame	RES
304 Williams	1918	Bungalow	Frame w/ siding	RES
504 Williams	1925	Tudor Cottage	Brick	RES
505 Williams	1920	Bungalow	Frame	RES
601 Williams	1918	Bungalow	Frame	RES
602 Williams	1935	Colon. Revival	Frame	RES

## Medium Contributing

<u>STREET ADDRESS</u>	<u>DATE</u>	<u>STYLE</u>	<u>MATERIAL</u>	<u>TYPE</u>
306 N. Clark		Vict. Trans.	Frame	RES
201 S. Clark	1917	Craftsman	Frame w/ Vinyl	RES
307 S. Clark		Folk	Frame	RES
303 Denison	1920	Craftsman	Frame	RES
306 S. Fannin	1946	Min. Trad	Frame	RES
313 S. Fannin	1927	Bungalow	Frame	RES
407 S. Fannin	1935	Min. Trad	Frame	RES
502 N. Goliad	1910	Vict. Trans.	Frame	RES
602 N. Goliad	1910	Vict. Trans.	Frame	RES
702 N. Goliad	1910	Vict. Trans.	Frame	RES