

**CITY OF ROCKWALL**  
**HISTORIC PRESERVATION ADVISORY BOARD (HPAB) MEMO**

**AGENDA DATE:** 4/18/2013

**APPLICANT:** Clayton McGowan

**AGENDA ITEM:** H2013-005; 304 Star Street

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**SUMMARY:**

Hold a public hearing to discuss and consider a request for a Certificate of Appropriateness (COA) from John Robinson and Clayton McGowan to permit the demolition of an existing structure on a Medium Contributing Property and the construction of two (2) single family homes situated within the Old Town Rockwall Historic District, the Historic Overlay (HO) District, and zoned Single Family-7 (SF-7) District, and take any action necessary. The subject property is located at 304 Star Street and is further identified as Lots 7 & 8, Block C of the Eppstein Addition, City of Rockwall, Rockwall County, Texas.

**DISCUSSION:**

The applicants, John Robinson and Clayton McGowan have submitted a request for a Certificate of Appropriateness (COA) to demolish the structure (detached garage) that currently exists on this property and to construct two (2) single family homes on lots 7 & 8 of the Eppstein Addition, also known as 304 Star Street. The subject properties are zoned Single Family- 7 (SF-7) District and the existing structure (detached garage) is considered to be a medium contributing property within the Historic District. Based on the plat records for the Eppstein Addition filed in 1892, the two (2) 50-ft X 140-ft lots were used to build a single family home with the detached garage (built years later) and was not platted as a single lot.

Shortly after purchasing the property, Mr. Robinson was granted a COA in July of 2008 to demolish the single family home that existed on this property based on years of neglect. Mr. Robinson had provided photo's of the interior as well as the exterior of the homes condition, thereby documenting the fact that the home had lost its value as a contributing property to the Historic District.

Mr. Robinson has indicated a desire to construct two (2) new single family "farmhouse" homes that will be complimentary to the Historic District in terms of style and layout. According the Unified Development Code (UDC), any new construction, in terms of scale, mass, volume, period and style, shall be compatible according to Appendix "D" - Historic Preservation Guidelines and requires a COA. The guidelines are included with this report for your review and consideration.

As a note, farmhouses draw their inspiration from the Colonial Revival era and are indicative of gables that face different directions. The homes will feature articulated elements of a “farmhouse” such as gabled and hip styled roof dormers on high pitched gabled roofs, oval and rectangular louvered vents as depicted, decorative brackets attached to the supporting columns at the porches, with a gable pediment (at roof pitch) and keystones above the windows (JR 1237 model), and chimney stacks for both homes. The exterior of the homes will incorporate a cementaceous siding (e.g. Hardy Board) product with a cedar plank appearance that will be complimentary to the district.

In 2008 the COA allowed for the detached garage to be enclosed and converted to a hobby shop/storage facility, and remains standing today centered on both lots. With the proposed new construction of the two (2) homes, the applicants are proposing to demolish the detached garage/structure, but will remain as storage for construction materials and a construction office during the building process (should the COA be approved). Since this is considered a medium contributing property, a COA will be required in order to demolish the structure.

*According to the UDC, Appendix “D” – Historic Preservation Guidelines ...demolition of a structure would be allowed if:*

- *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*
- *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*
- *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).*

The applicants request to demolish this structure does have merit given the fact it has been altered from its original design and use as a detached garage, detracting from its historical value. Also, with the fact that this property is platted as two (2) separate lots, the structure will create an encroachment upon both lots if it were to remain. Finally, based on the plans submitted and the characteristics present of the proposed homes for the lots, staff supports the applicants request for the COA to demolish the detached garage and construct the new homes.

### **RECOMMENDATIONS:**

Staff recommends approval of the Certificate of Appropriateness with the following condition:

1. Submittal and approval any necessary building and fence permits associated with both lots.

2. That the construction of the homes meet the intent of the Historic Preservation Guidelines as outlined in the UDC.

3. That a Specific Use Permit (SUP) for a guest quarters/secondary living unit and the height of the accessory structure be approved prior to construction.



H2013-005 - 304 STAR STREET  
 HISTORIC DISTRICT (COA) - LOCATION MAP =



**City of Rockwall**  
 Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): [www.rockwall.com](http://www.rockwall.com)

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.



March 27, 2013

John W. Robinson  
1302 Laurence Dr.  
Heath, Texas 75087  
972-971-0918

City Of Rockwall  
Planning and Zoning Department  
Attention Certificate of Appropriateness Process  
385 South Goliad St  
Rockwall, Texas 75087

To whom it may concern,

We are planning the construction of two single family homes on Lot 7&8 of Star St (reference old 304 Star). The homes are country/farmhouse style to compliment the historic nature of Rockwall's square. In 2008, I acquired 3 lots (6-8) with an old house which was designated medium contributing historic structure but later found to be of little or no value and demolished. The property still has a garage which was estimated to be built in 1950's but it sits on the lot line between 7&8. It will be used as a storage area and construction office during the construction phase. Upon completion, the garage will be demolished.

Both houses will be built with using concrete siding (Hardy Board as example) with a cedar plank look. Lot 8 will be a grayish blue in color with white trim and lot 7 will be yellowish tan with white trim. All flooring will be hand scraped hardwood or composite to resemble hand scraped hardwood floors. Wet areas including Kitchen and entry ways will be tiled using neutral ceramic tiles. Modern energy efficient appliances will compliment the antiqued looking cabinets.

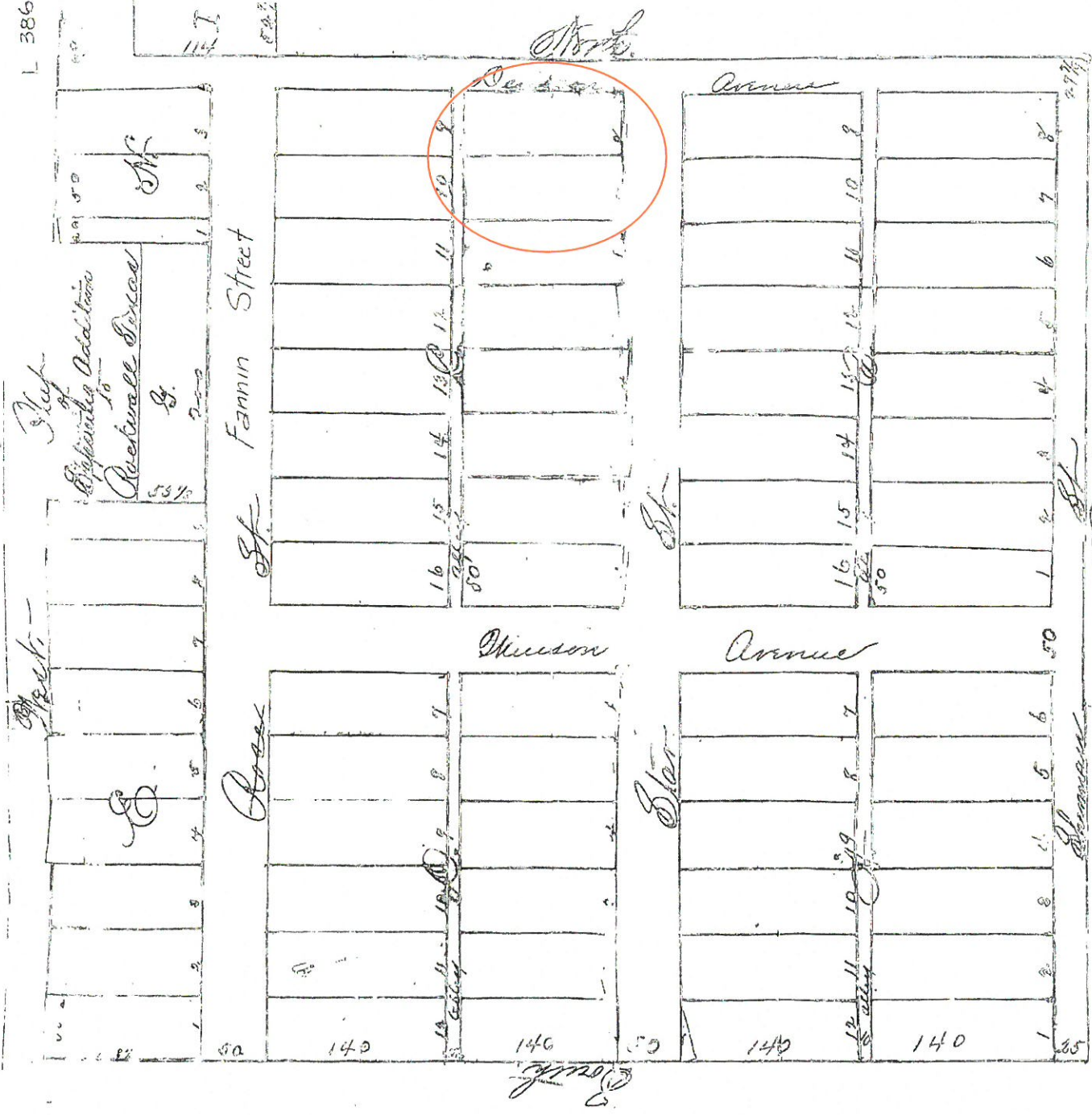
The back yards will be fenced with 3 rail fence except for area around lot 8 where Oncor has a utility easement in which case an 8' privacy fence on two sides (60 linear feet) will hide the structure from back view of homes and limit the humming noise from the transformer.

In all the homes represent modern construction with energy efficiency yet with yesteryears look. These homes will be a fine compliment to the Rockwall area and excellent homes for young families or retired couples.

All the best,

John Robinson

L 386



Section 63' x 1'

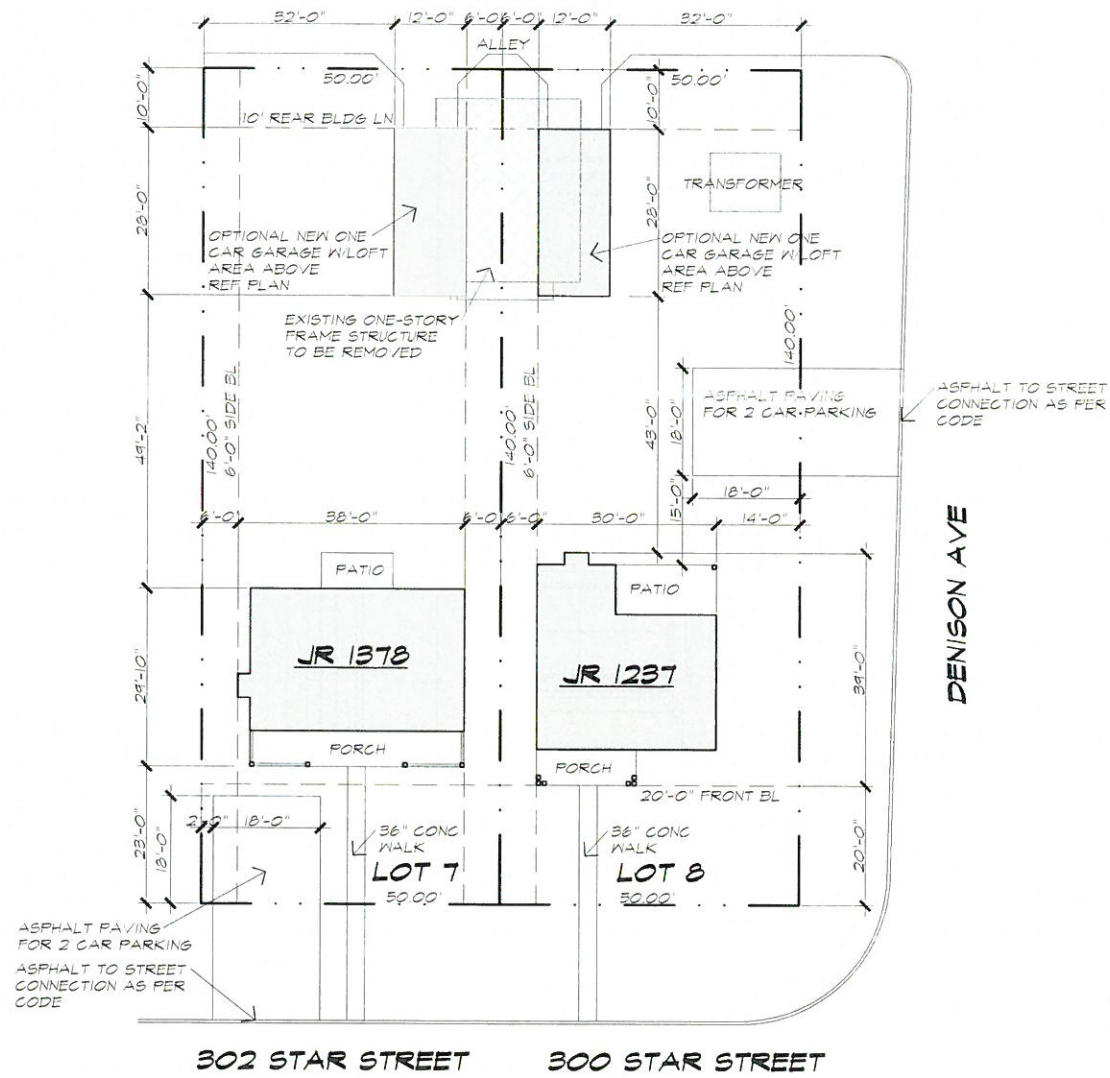
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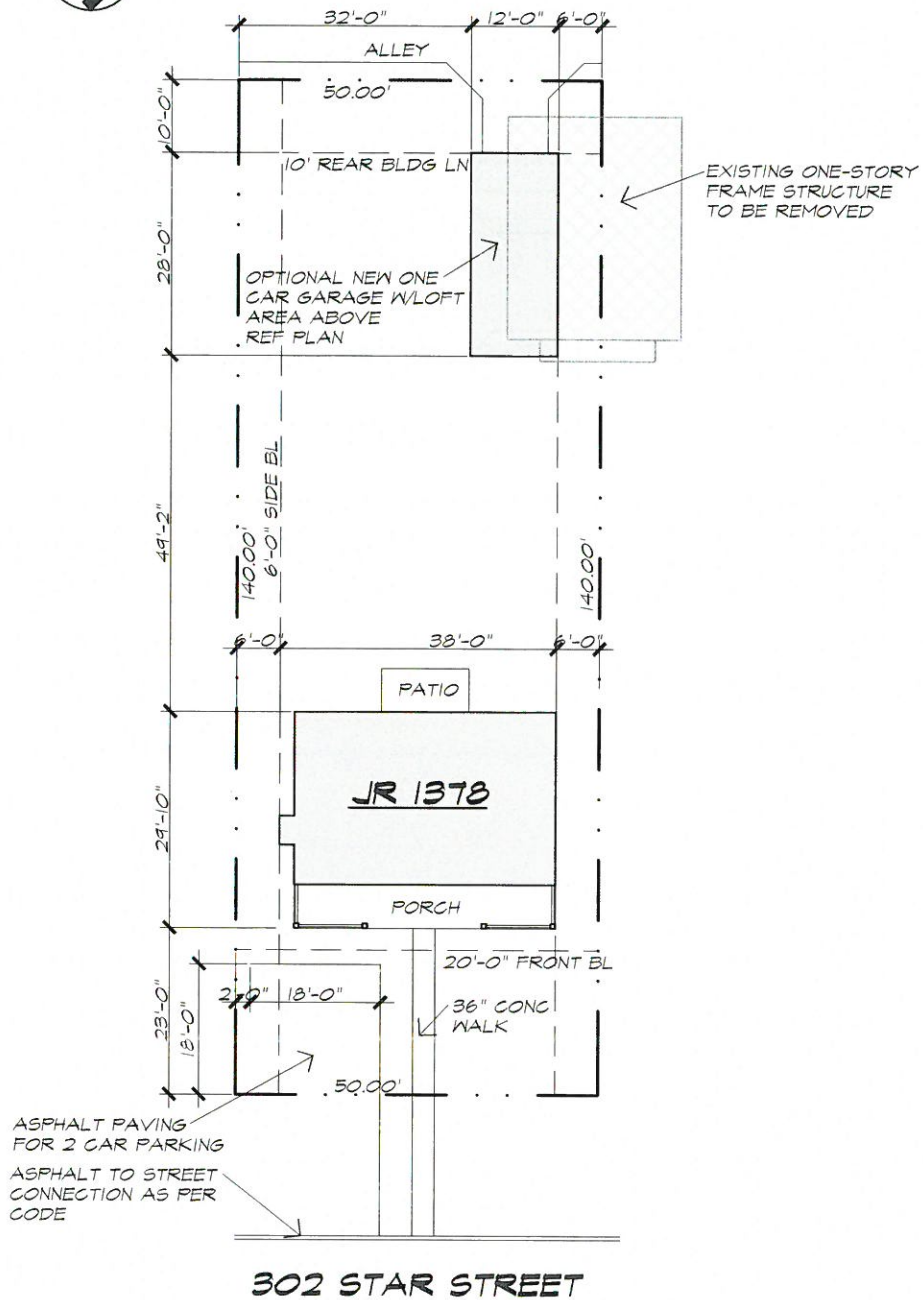


LOT AREA PER LOT = 7000 SF

DATE: 1/26/2012

<b>SITE PLAN</b> <b>LOT 7 &amp; 8</b> <b>EPPSTEIN, F&amp;M, FONDREN, FOREE, GRIFFIN, HIGHLAND</b> <b>ROCKWALL, TEXAS</b>	SCALE: 1" = 20'-0"	<b>DALLAS DESIGN GROUP &amp; ASSOCIATES</b> 6740 HORIZON ROAD HEATH, TEXAS 75082 972-907-0080 <a href="http://www.dallasdesigngroup.com">www.dallasdesigngroup.com</a>	

PRIOR TO ANY CONSTRUCTION, BUILDER, CONTRACTORS, & ENGINEERS SHALL CHECK THIS JOB & VERIFY ALL DIMS, PROPERTY LINES, BUILDING LINES, EASEMENTS & UTILITIES, CIVIL & SOIL ENGINEERING, GRADE & DRAINAGE, FENCES & RETAINING WALLS, LANDSCAPE & POOL REQUIREMENTS, TREE LOCATION AND REMOVAL, & DEED RESTRICTIONS TO COMPLY WITH ALL FEDERAL, STATE & LOCAL CODES, ORDINANCES, & RESTRICTIONS.



LOT AREA = 7000 SF

DATE: 1/26/2013

# SITE PLAN

SCALE: 1" = 20'-0"

QUALITY DESIGNS - MIKE ROUSE

LOT 7

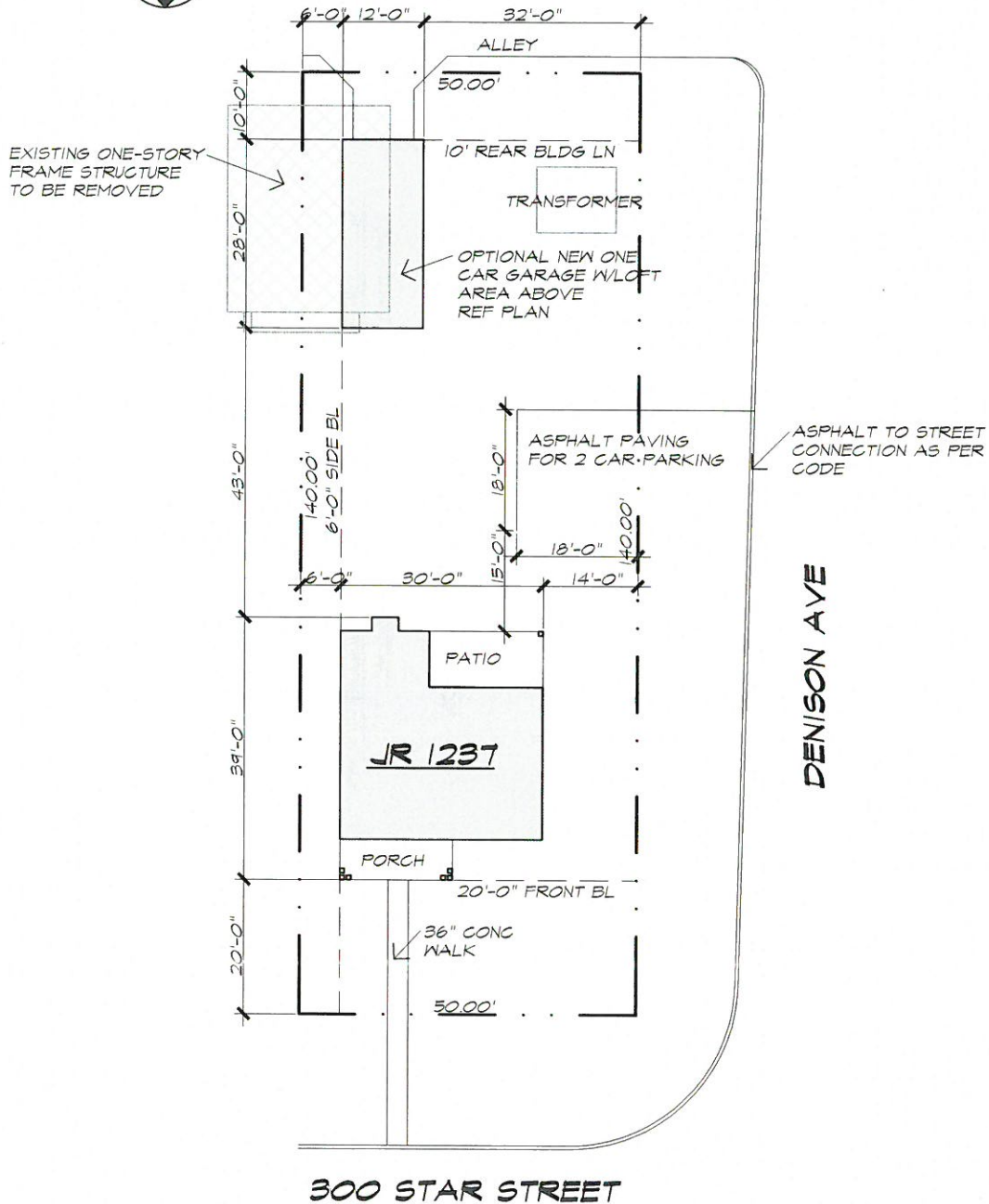
EPPSTEIN, F&M, FONDREN, FOREE, GRIFFIN, HIGHLAND

ROCKWALL, TEXAS

2307 HIGHRIDGE  
SACHSE, TEXAS 75048  
(214) 801-9944

"WHERE DESIGN EXCELLENCE BEGINS"

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LOT AREA = 7000 SF

DATE: 1/26/2013

# SITE PLAN

SCALE: 1" = 20'-0"

QUALITY DESIGNS - MIKE ROUSE

LOT 3

2307 HIGHRIDGE  
SACHSE, TEXAS 75048  
(214) 801-9944

EPPSTEIN, F&M, FONDREN, FOREE, GRIFFIN, HIGHLAND

ROCKWALL, TEXAS

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LOT 7  
EPPSTEIN, F&M, FONDREN  
FOREE, GRIFFIN, HIGHLAND  
ROCKWALL, TEXAS

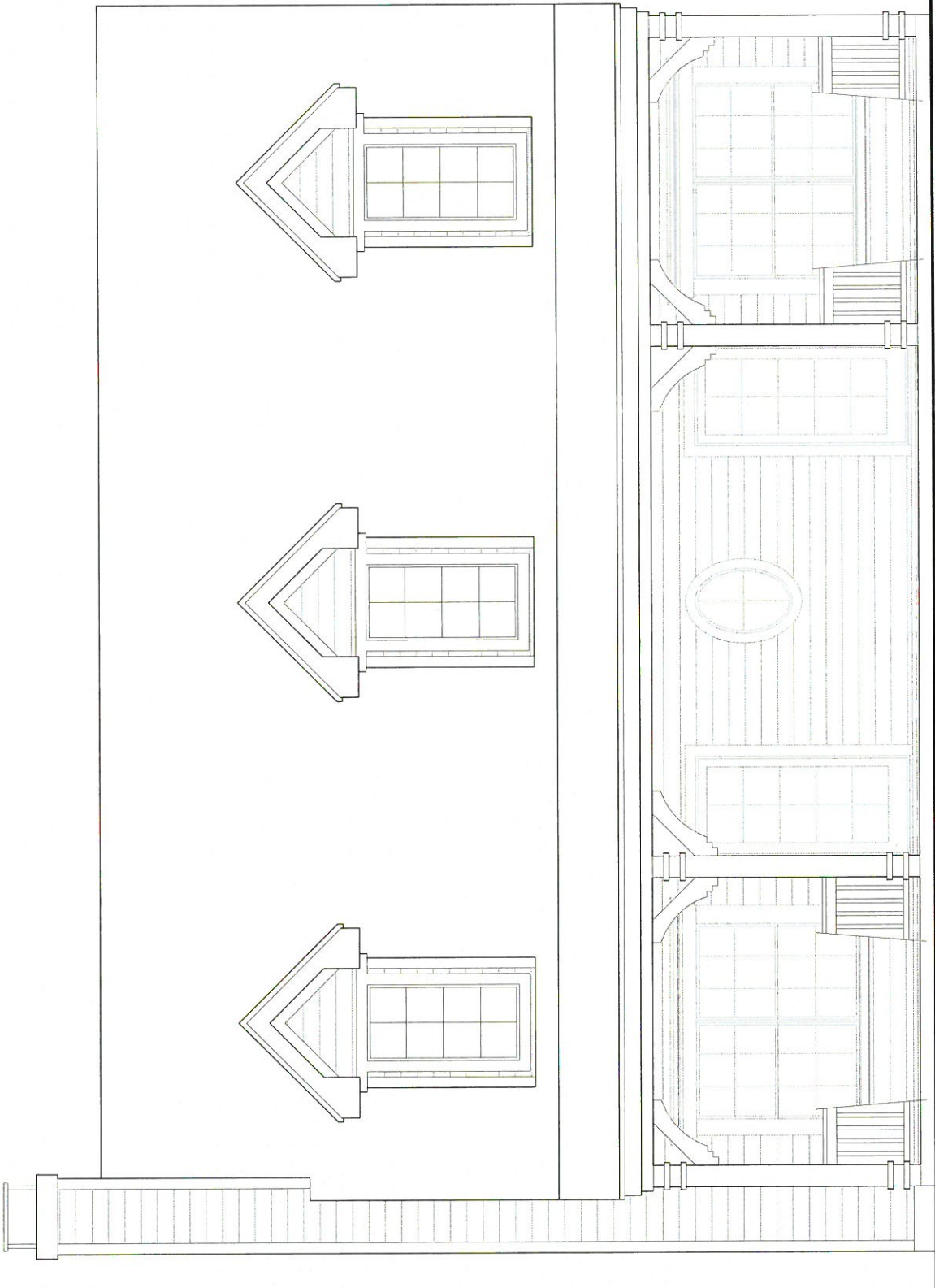
A RESIDENTIAL PROJECT  
FOR  
302 STAR STREET  
ROCKWALL, TEXAS

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DATE 1/26/2013  
REVISED

COVER

DESIGN NUMBER  
JR 1318



LOT 8  
EPPSTEIN, F&M, FONDREN  
FOREE, GRIFFIN, HIGHLAND  
ROCKWALL, TEXAS

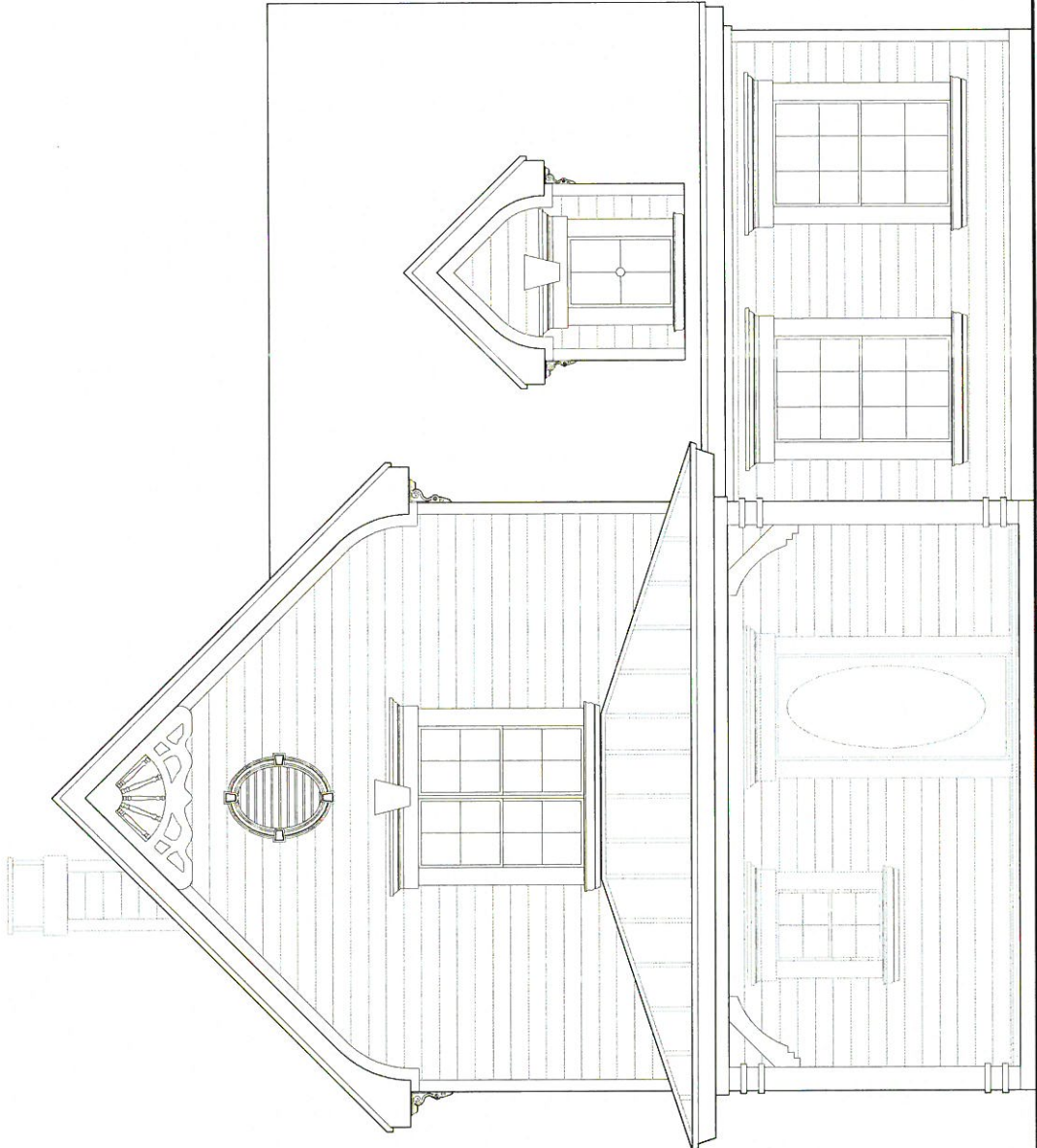
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FOR  
300 STAR STREET  
ROCKWALL, TEXAS

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REVISED

COVER

DESIGN NUMBER  
JR 1237



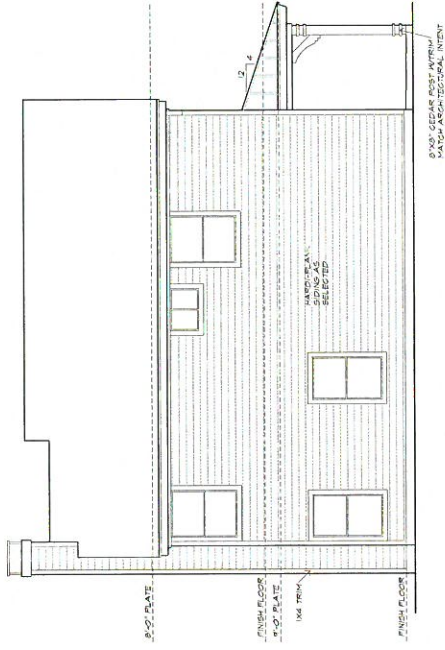
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 ROCKWALL, TEXAS

A RESIDENTIAL PROJECT  
 FOR  
 300 STAR STREET  
 ROCKWALL, TEXAS

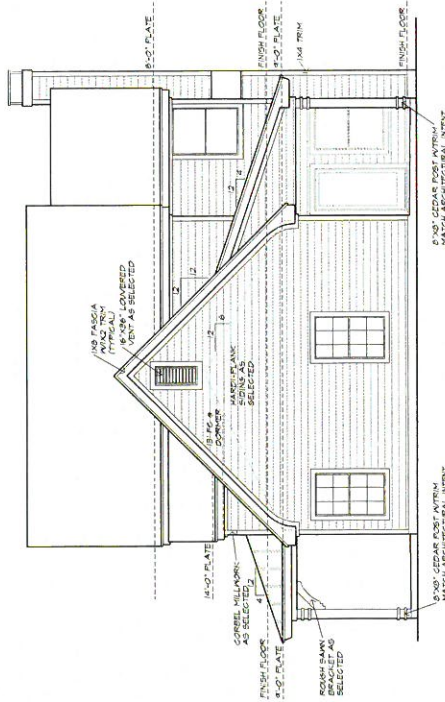
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REVISED DATE  
 1/26/2013

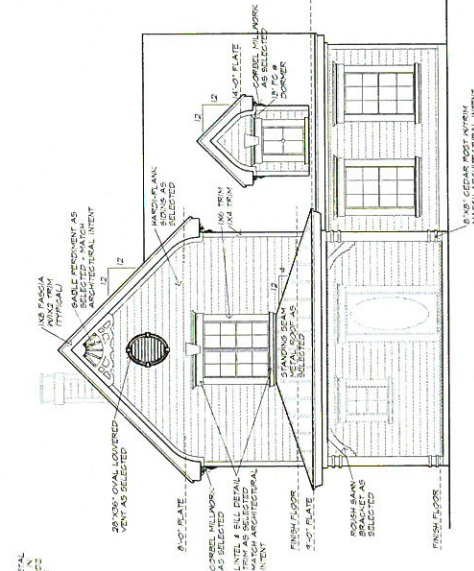
ELEVATIONS & ROOF PLAN  
 DESIGN NUMBER  
 JR 1237



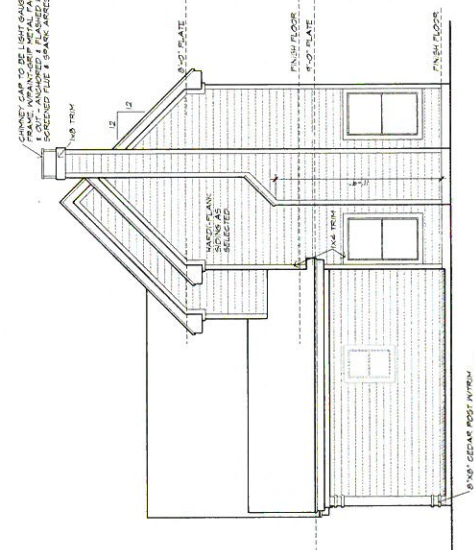
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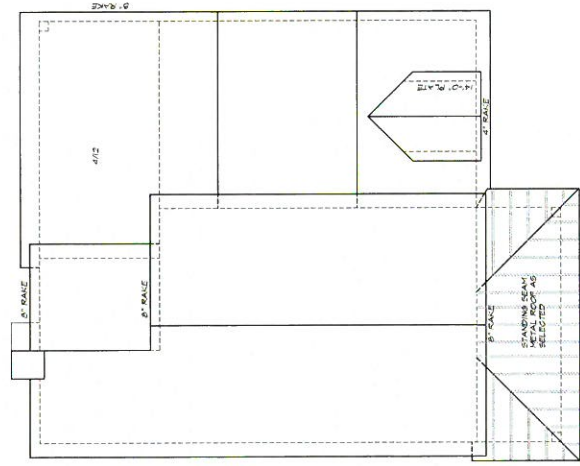
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 SCALE 1/8"=1'-0"



FRONT ELEVATION  
 SCALE 1/8"=1'-0"

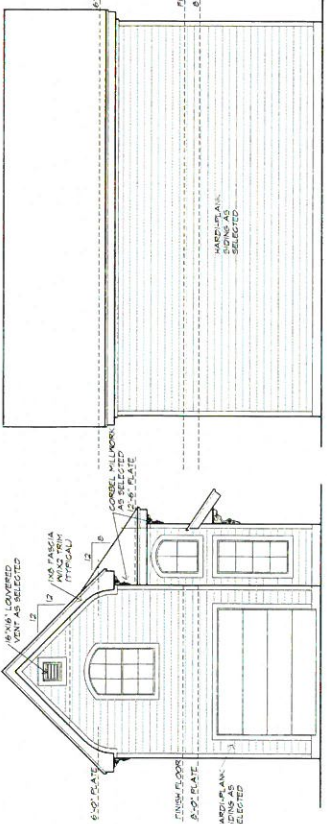


REAR ELEVATION  
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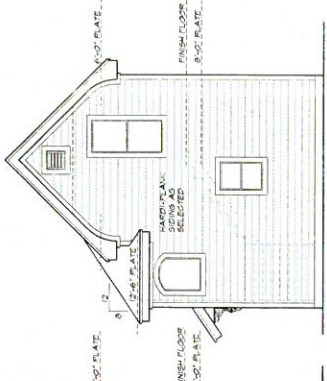


ROOF PLAN  
 SCALE 1/8"=1'-0"

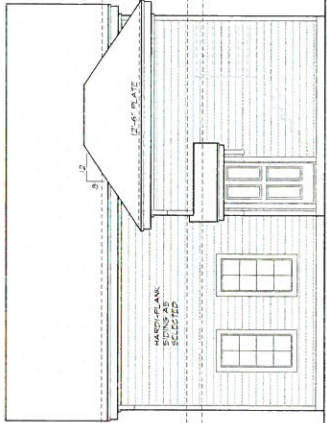
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 UNLESS NOTED OTHERWISE AS NOTED  
 ATTIC VENTILATION AS PER CODE



**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"  
ALLEY VIEW



**REAR ELEVATION**  
SCALE: 1/4"=1'-0"



**RIGHT SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

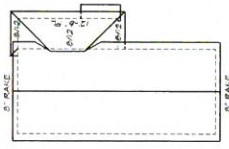
LOT 8  
EPFSTEIN, F&M, FONDREN  
FORE, GRIFFIN, HIGHLAND  
ROCKWALL, TEXAS

**A RESIDENTIAL PROJECT  
FOR  
300 STAR STREET  
ROCKWALL, TEXAS**

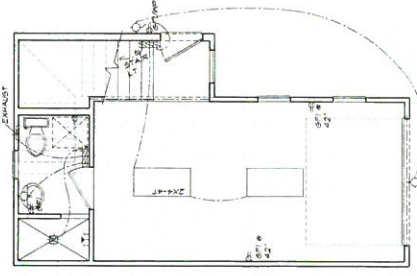
**QUALITY DESIGNS - MIKE ROUSE**  
2307 HIGHRIDGE  
SACHSE, TEXAS 75048  
(214) 801-9944  
PROJECT NO. QD19-001111-RESIDENCE FORS - ALL RIGHTS RESERVED

DATE: 1/26/2019  
REVISED:

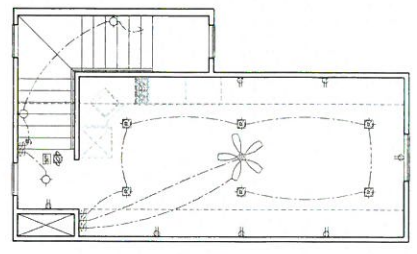
DESIGN NUMBER: JR 1237  
GARAGE



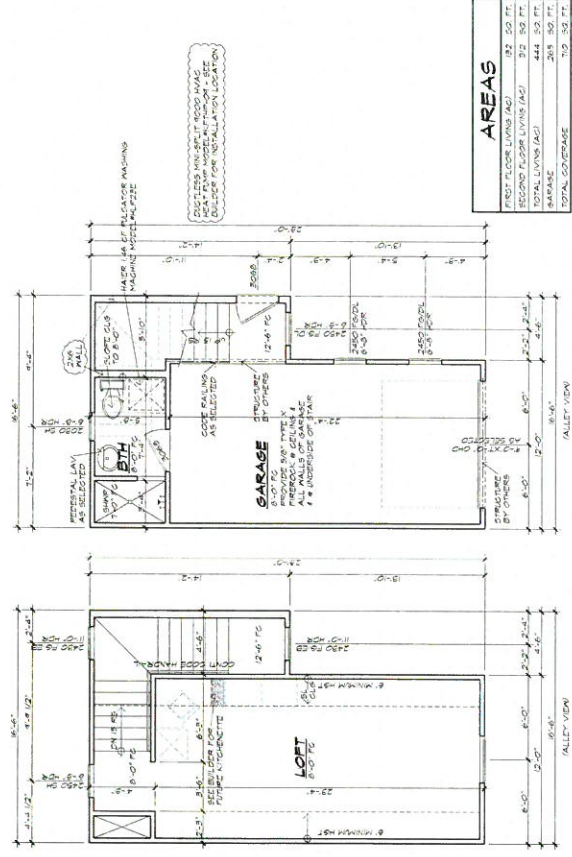
**ROOF PLAN**  
SCALE: 1/8"=1'-0"  
• CHIMNEYS AS NOTED  
• ATTIC VENTILATION AS PER CODE



**FIRST FLOOR**



**SECOND FLOOR**



**SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

AREAS	
FIRST FLOOR (LIVING AREA)	192.50 SQ. FT.
SECOND FLOOR (LIVING AREA)	311.50 SQ. FT.
TOTAL LIVING AREA	504.00 SQ. FT.
GARAGE	208.50 SQ. FT.
TOTAL GARAGE	712.50 SQ. FT.

- GENERAL NOTES:**
- ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  - ALL FLOOR FINISHES AS NOTED ON ELEVATIONS.
  - ALL FLOOR CEILING FINISHES AS NOTED ON ELEVATIONS.
  - ALL FINISHES ARE TO BE INSTALLED AS NOTED.
  - ALL FINISHES ARE TO BE INSTALLED AS NOTED.
  - ALL FINISHES ARE TO BE INSTALLED AS NOTED.
  - ALL FINISHES ARE TO BE INSTALLED AS NOTED.
  - ALL FINISHES ARE TO BE INSTALLED AS NOTED.

**LIGHTING & ELECTRICAL PLANS**

SCALE: 1/4"=1'-0"  
NOTE: ALL LIGHTING & ELECTRICAL AS PER BUILDING CODES & REGULATIONS.



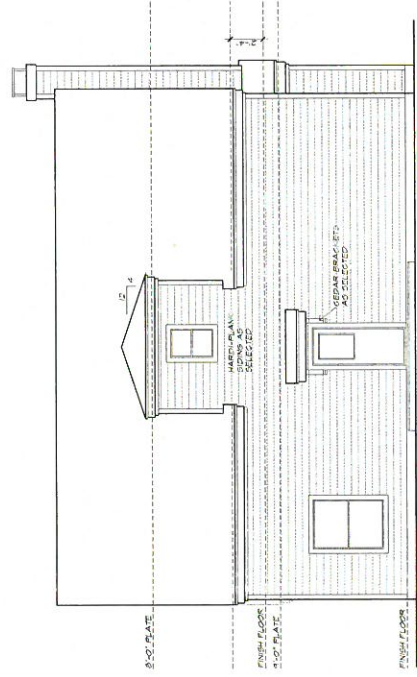
LOT 7  
 EPPSTEIN, F&M, FONDREN  
 FOREE, GRIFFIN, HIGHLAND  
 ROCKWALL, TEXAS

**A RESIDENTIAL PROJECT  
 FOR  
 302 STAR STREET  
 ROCKWALL, TEXAS**

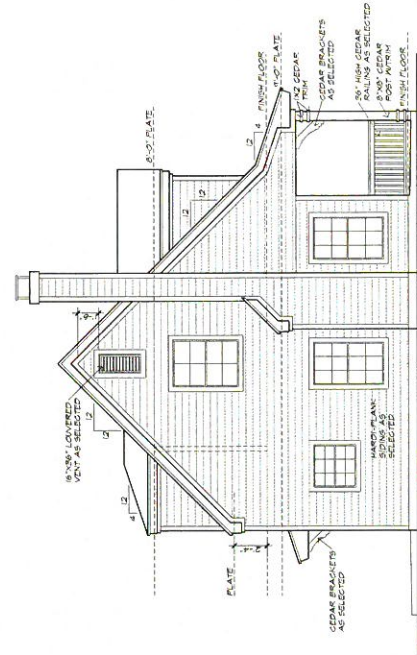
**QUALITY DESIGNS - MIKE ROUSE**  
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 REVISED

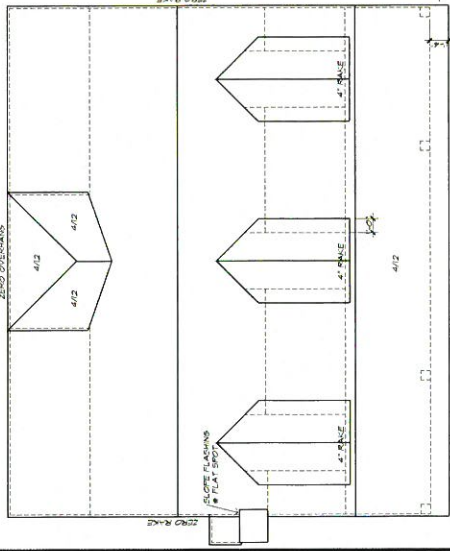
ELEVATIONS & ROOF PLAN  
 DESIGN NUMBER  
 JR 1318



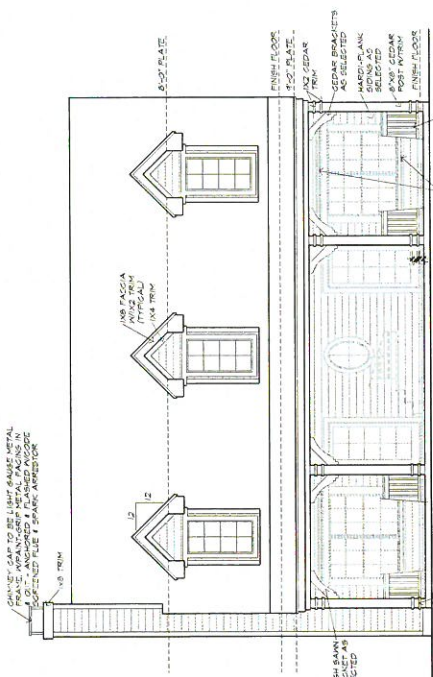
**REAR ELEVATION**  
 SCALE 1/4" = 1'-0"



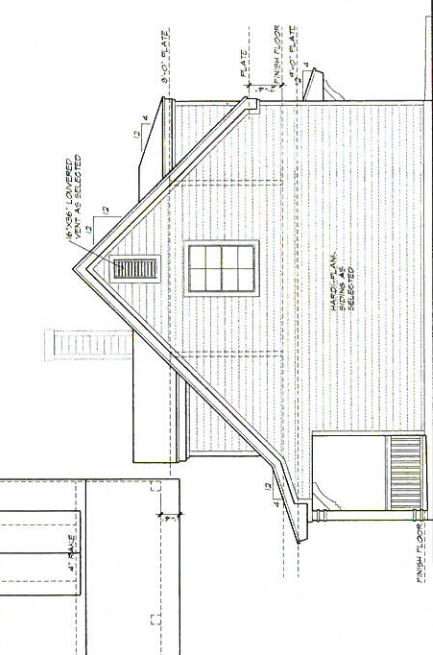
**LEFT SIDE ELEVATION**  
 SCALE 1/4" = 1'-0"



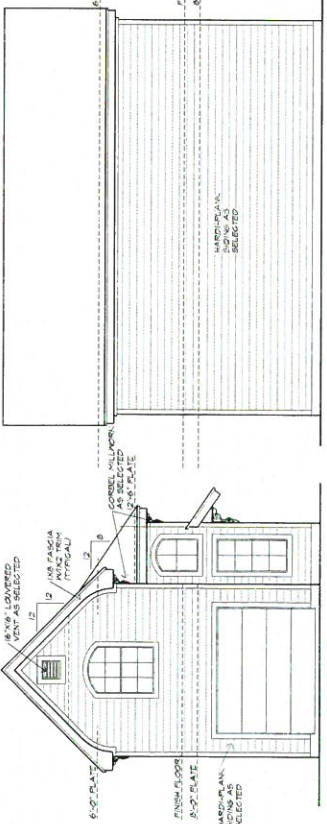
**ROOF PLAN**  
 SCALE 1/4" = 1'-0"  
 • ROOF AS SPECIFIED IN I-1313 UNLESS NOTED  
 • SCREENED GROUND VENTS AS PER CODE  
 • ATIC VENTILATION AS PER CODE



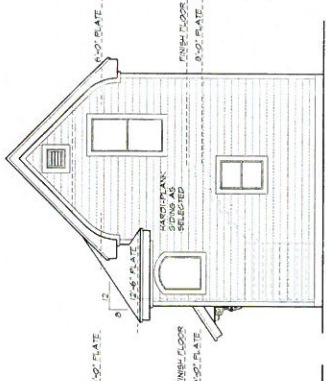
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 SCALE 1/4" = 1'-0"



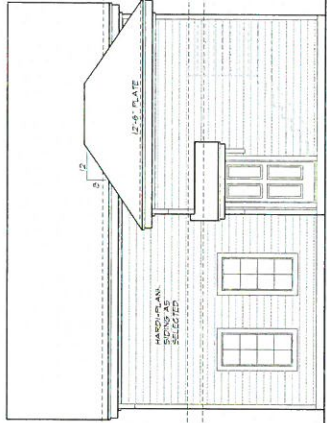
**RIGHT SIDE ELEVATION**  
 SCALE 1/4" = 1'-0"



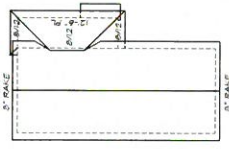
**FRONT ELEVATION**  
SCALE 1/4"=1'-0"  
ALLEY VIEW



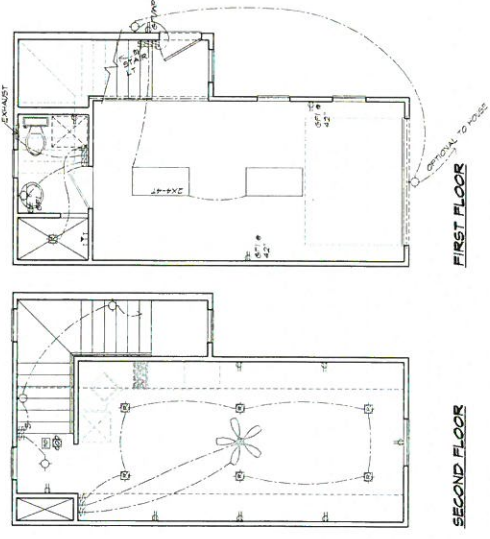
**REAR ELEVATION**  
SCALE 1/4"=1'-0"



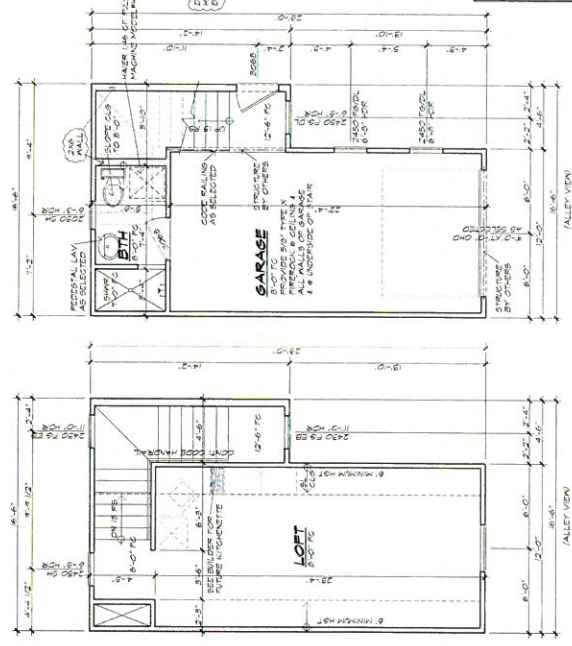
**RIGHT SIDE ELEVATION**  
SCALE 1/4"=1'-0"



**ROOF PLAN**  
• ROOF AS SHOWN IN DWG UNLESS NOTED  
• OVERHANGS AS NOTED UNLESS AS PER CODE  
• ATFC VENTILATION AS PER CODE



**LIGHTING & ELECTRICAL PLANS**  
SCALE 1/4"=1'-0"  
NOTE: SEE SUPPLY SCHEDULES FOR ALL SYMBOLS.  
EXTERIOR LIGHTING & ELECTRICAL AS PER BUILDING



**FIRST FLOOR PLAN** SCALE 1/4"=1'-0"  
**SECOND FLOOR PLAN** SCALE 1/4"=1'-0"

AREAS	
FIRST FLOOR LIVING (A2)	12' 50' FT.
SECOND FLOOR LIVING (A2)	23' 50' FT.
LOFT (A2)	40' 00' FT.
GARAGE	208' 50' FT.
TOTAL COVERAGE	312' 50' FT.

**GENERAL NOTES:**  
 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.  
 2. ALL FINISHES ARE AS NOTED ON ELEVATIONS.  
 3. ALL FINISHES ARE TO BE INSTALLED BY THE CONTRACTOR.  
 4. ALL FINISHES ARE TO BE INSTALLED BY THE CONTRACTOR.  
 5. ALL FINISHES ARE TO BE INSTALLED BY THE CONTRACTOR.  
 6. ALL FINISHES ARE TO BE INSTALLED BY THE CONTRACTOR.  
 7. ALL FINISHES ARE TO BE INSTALLED BY THE CONTRACTOR.  
 8. ALL FINISHES ARE TO BE INSTALLED BY THE CONTRACTOR.

LOT 7  
 EPPSTEIN, F&M, FONDREN  
 FORE, GRIFFIN, HIGHLAND  
 ROCKWALL, TEXAS

**A RESIDENTIAL PROJECT  
 FOR  
 302 STAR STREET  
 ROCKWALL, TEXAS**

**QUALITY DESIGNS - MIKE ROUSE**  
 2307 HIGHRIDGE  
 SACHSE, TEXAS 75048  
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 MASED.DESIGN@GMAIL.COM  
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REVISIONS  
 DATE 1/26/2019  
 GARAGE  
 DESIGN NUMBER  
 JR 1378

LOT 7  
 EPPSTEIN, F&M, FONDREN  
 FORE, GRIFFIN, HIGHLAND  
 ROCKWALL, TEXAS

A RESIDENTIAL PROJECT  
 FOR  
 302 STAR STREET  
 ROCKWALL, TEXAS

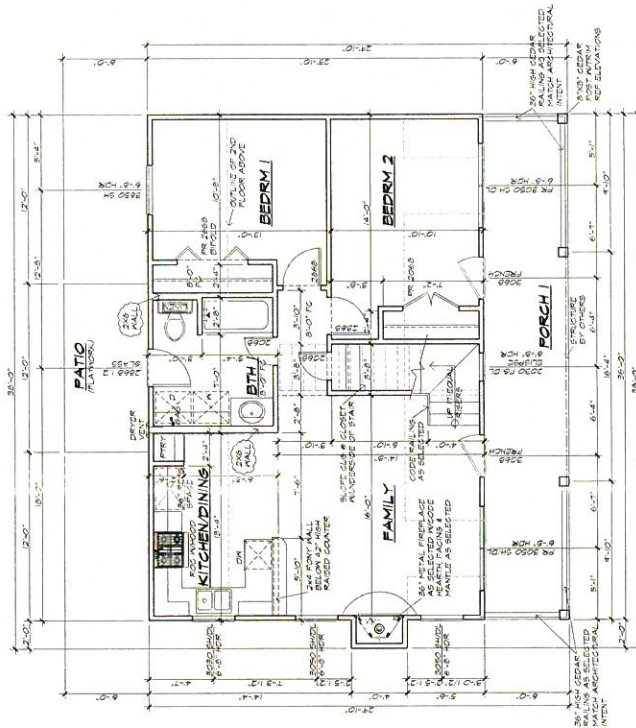
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REVISIONS  
 DATE 1/29/2013

FLOOR PLANS

DESIGN NUMBER

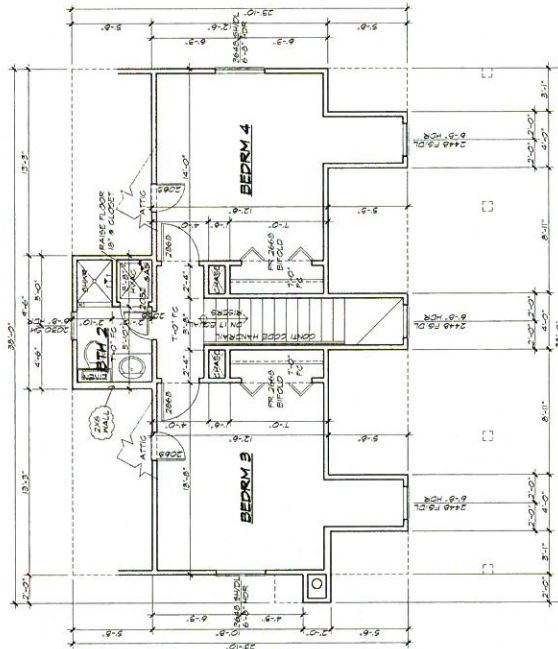
JR 1378



FIRST FLOOR PLAN

- SCALE 1/8" = 1'-0"
- GENERAL NOTES:
- \* ALL WALLS TO BE 2x4 FRAMING NOTED
  - \* ALL PLATE LISTS AS NOTED ON ELEVATIONS
  - \* ALL FLOOR FINISHES AS NOTED
  - \* ALL FLOOR FINISHES AS NOTED
  - \* ALL FLOOR FINISHES AS NOTED
  - \* ALL FLOOR FINISHES AS NOTED
  - \* ALL FLOOR FINISHES AS NOTED
  - \* ALL FLOOR FINISHES AS NOTED
  - \* ALL FLOOR FINISHES AS NOTED
  - \* ALL FLOOR FINISHES AS NOTED

AREAS	
FIRST FLOOR LIVING (AC)	989.50 FT.
SECOND FLOOR LIVING (AC)	520.50 FT.
TOTAL LIVING (AC)	1510.00 FT.
PORCH 1	216.50 FT.
TOTAL COVERAGE	1594.50 FT.
PATIO (UNCOVERED)	12.50 FT.



SECOND FLOOR PLAN

SCALE 1/8" = 1'-0"

EPPSTEIN, F&M, FONDREN  
 FOREE, GRIFFIN, HIGHLAND  
 ROCKWALL, TEXAS

A RESIDENTIAL PROJECT  
 FOR  
 302 STAR STREET  
 ROCKWALL, TEXAS

QUALITY DESIGNS - MIKE ROUSE  
 2307 HIGHRIDGE  
 SACHSE, TEXAS 75048  
 (214) 801-9944  
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REVISED DATE  
 1/26/2019

LIGHTING &  
 ELECTRICAL  
 DESIGN NUMBER  
 JR 1870

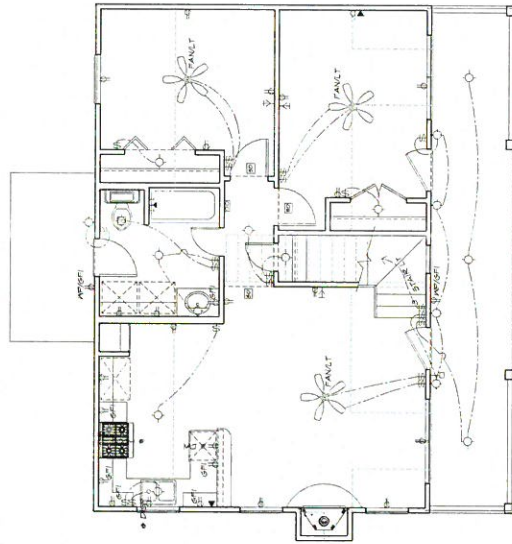
**LIGHTING & ELECTRICAL LEGEND**  
 (ALL UNLESS OTHERWISE NOTED)

⊙	RECESSED SPOUT LIGHT
⊖	RECESSED LIGHT
◇	SURFACE MOUNT LIGHT
●	CEILING MOUNT
⊙	RECESSED CHAUST FAN
◇	SURFACE MOUNTED HALL LIGHT
⊙	HALLING LIGHT
⊖	220V RECEPTACLE
⊖	WEATHER PROOFED GROUND FAULT INTERRUPTER
⊖	GROUND FAULT INTERRUPTER
⊖	FLOOR DUPLEX RECEPTACLE
⊖	220V RECEPTACLE
⊖	TELEPHONE
⊖	TV OUTLET
⊖	INTERCOM SEPARATOR
⊖	SMoke DETECTOR
⊖	FLUSH MOUNTED FLUORESCENT LIGHT
⊖	DOUBLE FLOOD LIGHT ASSEMBLY
⊖	CHIME
⊖	CEILING FAN ONLY UNLESS NOTED
⊖	CARBON MONOXIDE DETECTOR

NOTE: ALL DIMENSIONS IN THIS DRAWING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.

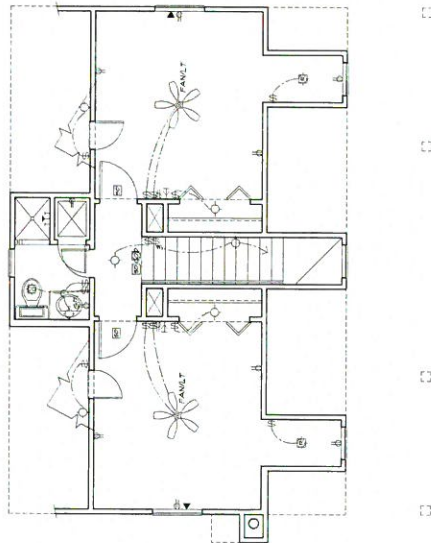
**ELECTRICAL NOTES**  
 THE ELECTRICAL LAYOUT IS SUBJECTIVE ONLY  
 INCLUDING CHANGES AND CODES SHALL  
 BE THE RESPONSIBILITY OF THE CLIENT.  
 THE ELECTRICAL LAYOUT SHALL BE ACCORDING  
 TO THE NATIONAL ELECTRICAL CODE (NEC)  
 AND ALL OCCUPANCY AND ALL OCCUPANCY OF THE  
 SIZE AND STYLE OF FIXTURES.

SEE BLUE FOR ORIGINAL  
 USE FLOOR TO BE REAR AND  
 INTERCOM CONNECTION



SEE BLUE FOR THE USE  
 OF GAS & ALL APPLIANCES

FIRST FLOOR



SECOND FLOOR

LIGHTING & ELECTRICAL PLANS

NOTE: SEE DESIGN & ELECTRICAL AS PER OWNER & EXTENDED ELECTRICAL AS PER OWNER

LOT 8  
EPPSTEIN, F&M, FONDREN  
FOREE, GRIFFIN, HIGHLAND  
ROCKWALL, TEXAS

A RESIDENTIAL PROJECT  
FOR  
300 STAR STREET  
ROCKWALL, TEXAS

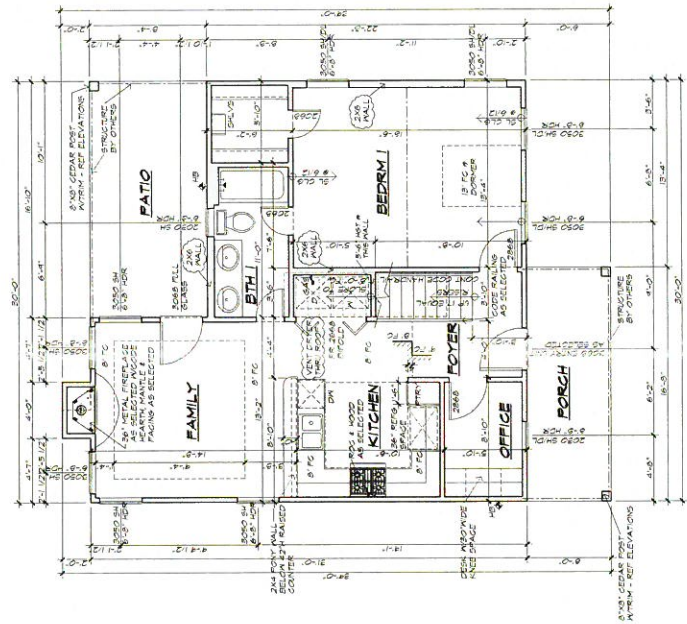
QUALITY DESIGNS - MIKE ROUSE  
2307 HIGHRIDGE  
SACHSE, TEXAS 75048  
(214) 801-9944  
PROJECT DESIGNER: MIKE ROUSE  
DATE: 1/26/2019

DATE: 1/26/2019  
REVISED:  
FLOOR PLANS  
DESIGN NUMBER:  
JR 1237

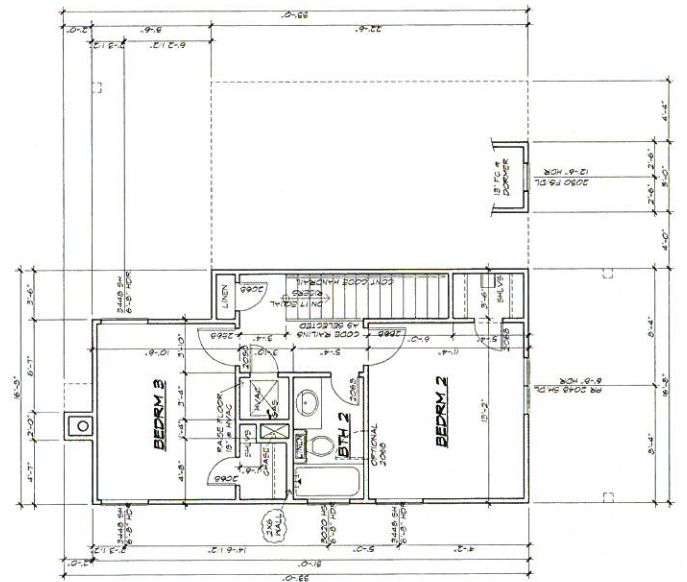
AREAS

FIRST FLOOR LIVING (AG)	140.00 SQ. FT.
SECOND FLOOR LIVING (AG)	441.00 SQ. FT.
TOTAL LIVING (AG)	581.00 SQ. FT.
PORCH	109.00 SQ. FT.
PATIO	140.00 SQ. FT.
TOTAL COVERAGE	870.00 SQ. FT.

GENERAL NOTES:  
 \* ALL DIMENSIONS ARE TO FACE OF STUD.  
 \* ALL FINISHES TO BE INDICATED ON ELEVATIONS.  
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FIRST FLOOR PLAN  
SCALE 1/8"=1'-0"



SECOND FLOOR PLAN  
SCALE 1/8"=1'-0"

H2008-004

CoFA approved in July & 2008

## 304 Star Update

John Robinson

# Background

- I purchased in late Jan 2008
- House has been abandoned for over two years
- House was last inhabited by nephew of previous owner for short time
- House was last fully inhabited by elderly couple in capable of making repairs/improvements
- I intended to develop all three lots over time
- Currently I am being recalled to Active Duty
  - No time to work on property-selling lots
    - Mr. Soto represents me

# State of House

- House Facts:
  - It is the only frame home on this block of Star
  - It is the only frame home on this block not built after 1940-50's
  - It has no historical value
    - Offered to historic museum for free Including relocation(refused)
  - House is composed of various construction materials
    - No architectural value (see photos)
  - Neighbors and community support removal/demo
  - Land is partially leased to Oncor
    - Plans to expand presence



# Exterior Condition



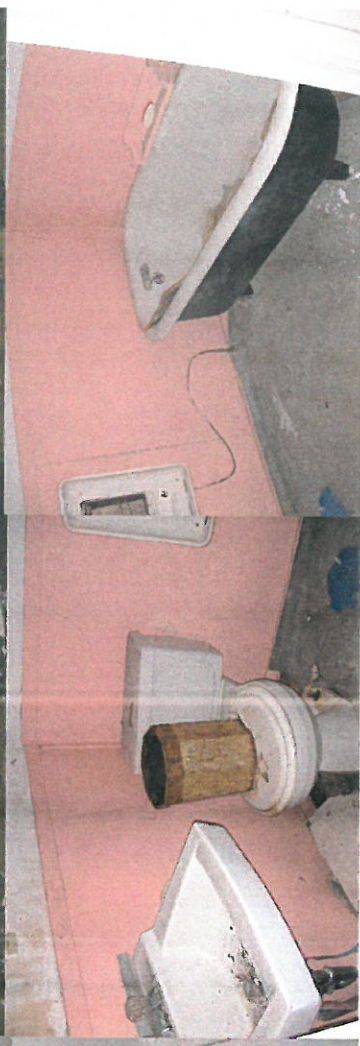
# Ext. Condition Cont.



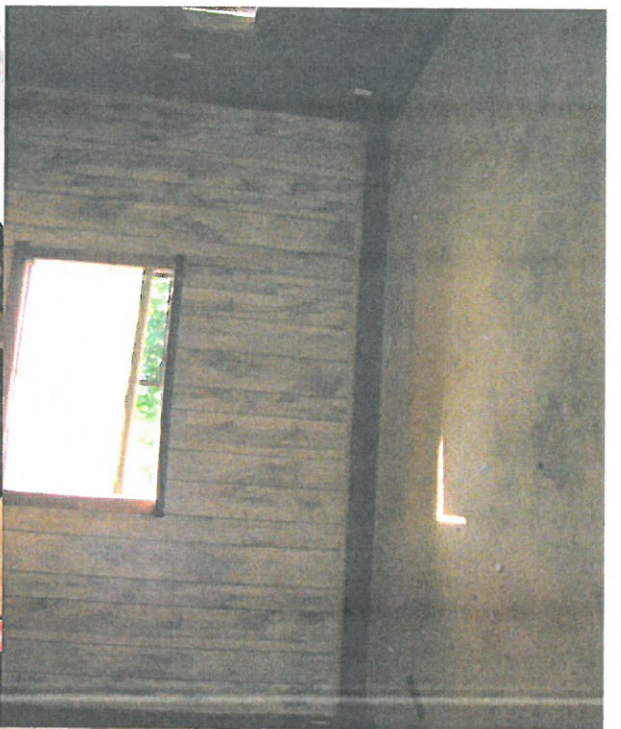
# Interior



# Interior Cont.



# Interior Cont.



# Conclusion

- **Recommend Demo**
  - Build modern structures that resemble Americana designs similar to existing design
    - Safety
    - Property values
- **Alternatives**
  - Offer house for free to anyone willing to move it
  - Move house fully onto lot 8
    - New owner to repair

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