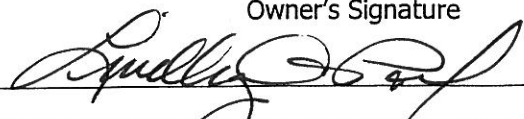


OLD ROCKWALL HISTORIC DISTRICT GUIDELINES

- 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>501 STORRS</u>			
Street Address <u>ROCKWALL</u>	<u>TX</u>	<u></u>	<u>Rockwall</u>
City	State	Zip Code	County
Name of Property, If Applicable: _____			
Has the building been moved ? No _____ Yes <input checked="" type="checkbox"/> If yes, when was the property moved ? <u>LATE 1960's?</u> (mm/dd/yr -if known, otherwise, the year moved is sufficient)			
Name of Historic District: _____ _____ 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)			
Owner: <u>LINDLEY A. PAUL</u>		Street Address: <u>9902 OLD BRIDGERD.</u>	
<u>TERRELL</u>	<u>TX</u>	<u>75160</u>	<u>HUNT</u>
City	State	Zip Code	County
<u>214-342-8000 EX 126</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>ADDITION OF PORTE COCHERE ON SIDE (EAST) IN FRONT OF EXISTING DRIVEWAY.</u>			
Owner's Signature 		City of Rockwall Use Only: Approved Conditionally by HPAB - 02/27/2003 Conditions: Bldg. Permit	
		HP-2003-1-CofA Project Number	

submitted & approved meeting side setbacks and all other conditions as per Bldg. Insp.

REHABILITATION, RESTORATION AND NEW CONSTRUCTION

Prepared by the

Old Rockwall Historic District Planning Committee

- - Property Data Selection Menu - -

Prop ID: R16287 (Real Property)
 XRef ID: 3600-000A-0012-00-OR
 Legal : EPPSTEIN, BLOCK A, LOT 12

Owner: ALSOBROOK HAROLD DAVID
 (73483) 505 CARRIAGE TRAIL
 ROCKWALL, TX 75087

Situs : 501 STORRS ST

Owner Phone:

Entities : GRW, SRW, CRW

Prop Links :

CAD (Yes)

Nbhd. Code : S3600

Exemptions :

Mort Lender:

Freeze Year:

Agent Info

Total Land HS/NHS : 9,600

ARB Docs :

Total Prod. Mkt. : 0

Chief Appr :

Total Imp. HS/NHS : 37,110

Entity Docs:

Total Mkt. Value : 46,710

*

Alt. (D)isp.
 (G)en. Appr.

(P)rimary
 (O)wnership

(S)econdary
 (H)istory

(L)and/Impr.
 (.) More

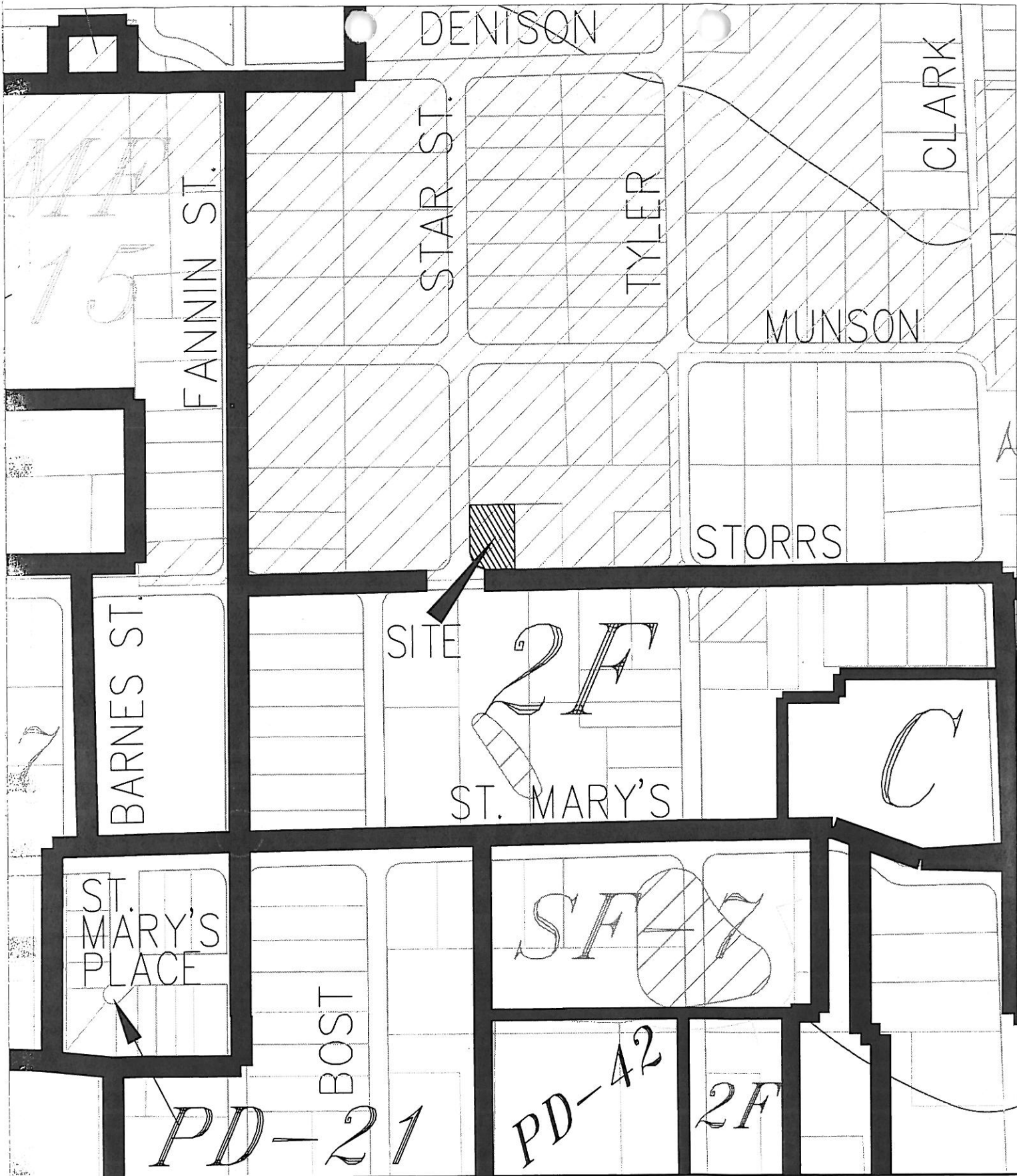
Enter Option from Above, or "RETURN" to Exit: _

Enter Option from Above or "RETURN" to Exit: _

(P) Print Card	(L#) View Land	(I#) View Imp.	(AM) Amenities
----------------	----------------	----------------	----------------

Appraisal Land and Improvement Information - -
 Property ID: R16287 (Real Property)
 XRef ID: 3600-000A-0012-00-OR
 Nbhd: S3600

Land ID	Description.....	SPTB HS	Size	Market Value	AG Use Value
LI CV		AI Y	0.1610-AC	\$9,600	
	Land Totals		0.1610-AC	\$9,600	
	Improvements				
Imp ID	Description.....	TYPE	SPTB HS	# SEGS	MTH Market Value
II RESIDENTIAL		R	AI Y	3	C
	Improvement Totals				
					\$37,110



HP-2003-1-CofA

501 Storrs - Portecochere



1" = 200'

or Addition EPPSTEIN





Lindley Paul
501 Storrs
Rockwall, Texas 75087
Eppstein; Block A; Lot 12

Terry and Linda McKinney
308 Munson
Rockwall, Texas 75087
3600; D; 9&10 (407 Fannin) & 4,5,6

Lawrence Ryan
402 Munson
Rockwall, Texas 75087
Eppstein; Block A; Lot 7&8

Dann Cox
406 S. Tyler
Rockwall, Texas 75087
Eppstein; Block A; Lot 3, Pt of 2&4

W. D. Lillard
411 South Fannin
Rockwall, Texas 75087
Eppstein; Block D; Lot 12

Loren and Ann Willet
401 S. Fannin
Rockwall, Texas 75087
Eppstein; Block D; Lot 7&8

Jerome Lightel
406 Munson
Rockwall, Texas 75087
Eppstein; Block A; Lot Pt 4, 5, 6

Eugene Webb
9756 Sky View Dr.
Dallas, Texas 75228
4300; A; Lot 1 Pt 2 (509 Storrs)

Jeffrey Roane
409 South Fannin
Rockwall, Texas 75087
Eppstein; Block D; Lot 12

Deutsche Bank
National Trust Co.
3 Park Plaza – 16th Floor
Irvine, CA 92714
Eppstein; Block D; Lot 1,2,3 (406 Star)

Carol Isbell c/o E. Guynes
9116 Steven Irving Court
Springfield, VA 22153-1424
Eppstein; Block A; Lot Pt 4, 5, 6

Elton and Linda Jones
512 Terry Lane
Rockwall, Texas 75032
Eppstein; Block A; Lot 11



CITY OF ROCKWALL

at Rockwall CityPlace

- Public Notice -

The City of Rockwall Historic Preservation Advisory Board (HPAB) will hold a public hearing on **Thursday, February 27, 2003 at 6:30 p.m.**, at the Rockwall City Hall (Second Floor), 385 South Goliad, Rockwall, Texas in Council Chambers to consider the following item(s):

HP-2003-1-CofA

A request from Lindley Paul for a Certificate of Appropriateness (CofA) to accommodate the building of a porte-cochere structure on the east side of the high-contributing structure located at 501 Storrs (Eppstein; Block A; Lot 12).

As an interested property owner, you are invited to attend these meetings or make your feelings known in writing by returning the form below. If you want your comments included in the information provided to the Historic Preservation Advisory Board at, please return the *completed* form below by **2/27/2003**:
If you have any questions regarding the subject case please call (972) 771-7745.

James Williams
Planner
(972) 772-6440

(please return portion of form below the dotted line)

Case number: HP-2003-1-CofA

11

Please place a check mark on the appropriate line below:

_____ I am **in favor** of the request for the reasons listed below

_____ I am **opposed** to the request for the reasons listed below

Your Name _____

Rockwall Property Address: _____

- Please see Location Map of Subject Property on the back of this notice -

Case number: HP-2003-1-CofA

11

Please place a check mark on the appropriate line below:



I am **in favor** of the request for the reasons listed below

I am **opposed** to the request for the reasons listed below

SEE - NO. PROBLEM

Your Name

Eugene Webb

Rockwall Property Address:

509 STORES. ST.

- Please see Location Map of Subject Property on the back of this notice -

385 South Goliad ♦ Rockwall, Texas 75087 ♦ (972) 771-7700



CITY OF ROCKWALL
- FACSIMILE -
COVER PAGE

Date: **February 14, 2003**

From:

James Williams
City Planner
Community Development Bldg.
385 South Goliad
Rockwall, Texas 75087
(972) 772-6440
(972) 771-7748
jwilliams@rockwall.com

Phone Number:

Fax Number:

E-mail address:

To:

Ron Emrich
Urban Prospects
(214) 942-9687
(214) 942-2202
3

Fax Number:

Telephone Number:

No. of pages (incl. cover page):

Message:

Ron,

Thanks for getting back with me this afternoon. Yikes, you earned some serious frequent flyer miles.

Here is the latest proposed plan for the property located on the northeast corner of the intersection of Clark and Rusk. Not bad, not bad.

I will e-mail you a couple .jpg-files showing the 501 Storrs property that I spoke to you about earlier.

Have a great weekend.

Thanks.

Respectfully,

Williams, James

From: Williams, James
Sent: Friday, February 14, 2003 4:41 PM
To: 'urbanpros@earthlink.net'
Subject: 501 Storrs - porte-cochere

Ron,
Attached are a few photos of the carport that the person at 501 Storrs is proposing.
I will get back with you ASAP re: Training on March 22 or 29.
Please reply with any feedback. Thanks once again.
Respectfully,
James Williams



DSC00221.JPG



DSC00221.JPG



DSC00222.JPG

Williams, James

From: Ron Emrich [urbanpros@earthlink.net]

Sent: Friday, February 14, 2003 5:43 PM

To: Williams, James

Subject: Re: 501 Storrs - porte-cochere

Definitely does not comply with several of the Secretary's Standards, much less yours. Set it back, make it very simple and disappear as much as possible.

Ron

Williams, James wrote:

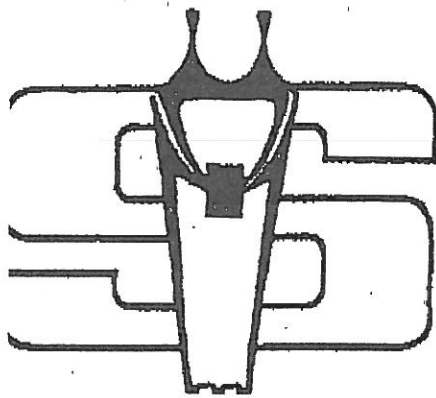
Ron,

Attached are a few photos of the carport that the person at 501 Storrs is prop
I will get back with you ASAP re: Training on March 22 or 29.

Please reply with any feedback. Thanks once again.

Respectfully,

James Williams



Sanctity of Contract

"Enhancing the Real Estate
Closing Process"

STEWART TITLE NORTH TEXAS

Title Information Center
9550 Forest Lane, Building #4
Dallas, Texas 75243
(214)342-8000

(214)342-8001 FAX-Order Setup/Vault
(214)342-8002 FAX-Examination
(214)342-8004 FAX-Examination

Date: 3/20/03

Time sent: _____

To: James Williams

From: Rindley Paul

Fax Number: _____

No. of pages (to follow): 1

Comments: Thank you so very much for everything. Steve Hall
will get application for building permit taken care of.
Following is survey with depiction of structure. If you
need anything else, please call me.

Thanks again!

Rindley

AGENDA

Historic Preservation Advisory Board Meeting

Development Services Building
385 South Goliad, Rockwall, Texas 75087
Second Floor - Council Chambers

February 27, 2003

6:30 P.M.

CALL TO ORDER

- *Approval of Minutes from 02/13/2003 Historic Preservation Advisory Board (HPAB) meeting*

PUBLIC HEARING ITEMS:

HP-2003-1-CofA

A request from Lindley Paul for a Certificate of Appropriateness (CofA) to accommodate the building of a porte-cochere structure on the east side of the high-contributing structure located at 501 Storrs (Eppstein; Block A; Lot 12).

OTHER DISCUSSION ITEMS:

- **Historic Street Signs**
- **Tentatively Scheduled Design Review Training Session with Ron Emrich, Urban Prospects – Saturday, March 29, 2003 @ 9:00 a.m.**

ADJOURNMENT

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact James Williams at (972) 771-7790 ext.111 for further information.

Posted this 21st day of February, 2003 at 4:00 p.m. by James Williams

**Historic Preservation Advisory Board
Meeting Minutes
February 27, 2003**

Board Member Attendees: Chair: Sherry Pittman Vice Chair: Peg Pannell-Smith,
Daniel Demeyer, Marge Holcomb, Michael Caffey, Kirk
Ragsdale and Mary Sue Smith
Staff Attendees: James Williams, Robert LaCroix
CofA Applicant: Lindley Paul

CALL TO ORDER - 6:30 p.m.

Approval of Minutes from 02/13/2003 Historic Preservation Advisory Board (HPAB) meeting

Ragsdale made a motion to approve the minutes from the 02/13/2003 HPAB meeting.

Pannell-Smith seconded the motion. Vote was taken and the motion was approved 6 to 0.
(Caffey absent).

Caffey arrived at the meeting. (6:32 p.m.)

PUBLIC HEARING ITEMS:

HP-2003-1-CofA

A request from Lindley Paul for a Certificate of Appropriateness (CofA) to accommodate the building of a porte-cochere structure on the east side of the high-contributing structure located at 501 Storrs (Eppstein; Block A; Lot 12).

Williams outlined case stating that the applicant was interested in building the addition of a porte-cochere structure on the east of the folk Victorian house built the in the late 1800s, early 1900s and moved the present site from a location now under the waters of Lake Ray Hubbard. Construction of the porte-cochere has begun and the applicant is aware that the east side of the structure will need to be "pulled-back" an additional five feet to meet the side setback of six-feet as per the Single-Family Residential (SF-7) zoning district.

Pittman asked what the guidelines dictate regarding the structures such as the proposed.

Williams stated that the guidelines are unspecific in regard to structures such as the proposed. He stated that pictures of the subject porte-cochere were sent to the Historic Preservation Consultant, Ron Emrich, and he stated that it should impact the existing structure as "minimally", physically and visually, as possible. To set it back as far as possible and use materials having as minimal an impact as possible. Perhaps using poles on the east side.

Pittman asked if the proposed porte-cochere could be "pushed back further" and not be attached.

Lindley Paul, the owner of the property at 501 Storrs and the applicant, addressed the HPAB stating that she was unaware when she bought the property that it was in an historic district and the builder of the porte-cochere was unaware that he needed a permit from the

City in order to construct the structure. Agrees that the structure could be "pulled back" off the front.

5 Pittman stated that if it were "pulled back" further it could provide a covering to the rear entrance to the residence and even be wider given that it would have more yard to work with further back.

10 Demeyer asked if there was something in the ordinance that prohibited outbuildings. He was corrected by being told that there was nothing in the Guidelines that prohibited outbuildings, but that separation between buildings was required.

Pittman asked LaCroix if the building could be built unattached to the house, and if it could, how far is the minimum distance.

15 LaCroix stated that 10 feet is the minimum distance.

Ragsdale asked what the setbacks were.

20 LaCroix stated 10 feet from rear and 6 feet from the side.

Lindley Paul detailed various dimensions of the proposed porte-cochere including the height.

25 Demeyer suggested that the proposed structure be pulled back to the "first jog" in the house (i.e. near the rear entrance) where design of the roof for the porte-cochere could be integrated into the existing roof design.

Pittman stated that the Guidelines clearly state that outbuildings could be placed on the lot line.

30 Williams stated that if there was evidence of a previous outbuilding or an existing outbuilding that sat upon the lot-line then perhaps this element of the Guidelines could be entertained. However, in cases of new construction on a property having no evidence of an outbuilding ever existing in the past or presently then the setbacks as per the zoning district would need to be followed.

40 Demeyer pointed out that the setbacks provide fire protection between adjacent properties and stated that possibly the 10-foot separation between buildings could be reduced if the wall closest to the residence is a "fire-rated" wall.

A great deal of discussion ensued including suggestions regarding various alternatives for the design of the roof of the porte-cochere and materials for the structural supports (turned wood, a wall on the east side, ...etc.)

45 Williams reiterated the contention of Ron Emrich regarding the subject porte-cochere by stating that the resulting structure should be built in a manner to have as minimal a visual impact as possible.

50 Pittman stated that in terms of a roof design there are several examples on the pavilions in Lofland Park, particularly the red one or the yellow one that may be appropriate to emulate.

Pannell-Smith stated that she was in favor of a detached carport.

Demeyer concurred but was fairly convinced that the lot was not large enough to accommodate a detached carport.

A great deal of discussion ensued addressing alternatives for the configuration of the subject porte-cochere including a "shed-roof" configuration off the existing main roof.

Demeyer stated that alternatives for how to proceed included a recommendation

Pannell-Smith made a motion to recommend that the applicant move the structure back away from the front of the house as far as possible and utilize as few posts as possible and materials that compliment the existing structure.

Ragsdale had originally seconded the motion, then after the restating of the motion Caffey seconded the motion. Vote was taken and the motion was approved 7 to 0.

Ms. Paul also asked for advice for the covering of the utility conduit that is on the southeast corner of the house.

M. S. Smith stated that jasmine on lattice would be nice but that would render the utility box difficult to get to for reading the meter.

Ragsdale stated that if you put the same arrangement in the front of the box then it would screen it and allow access to the utility box.

OTHER DISCUSSION ITEMS

- Historic street signs

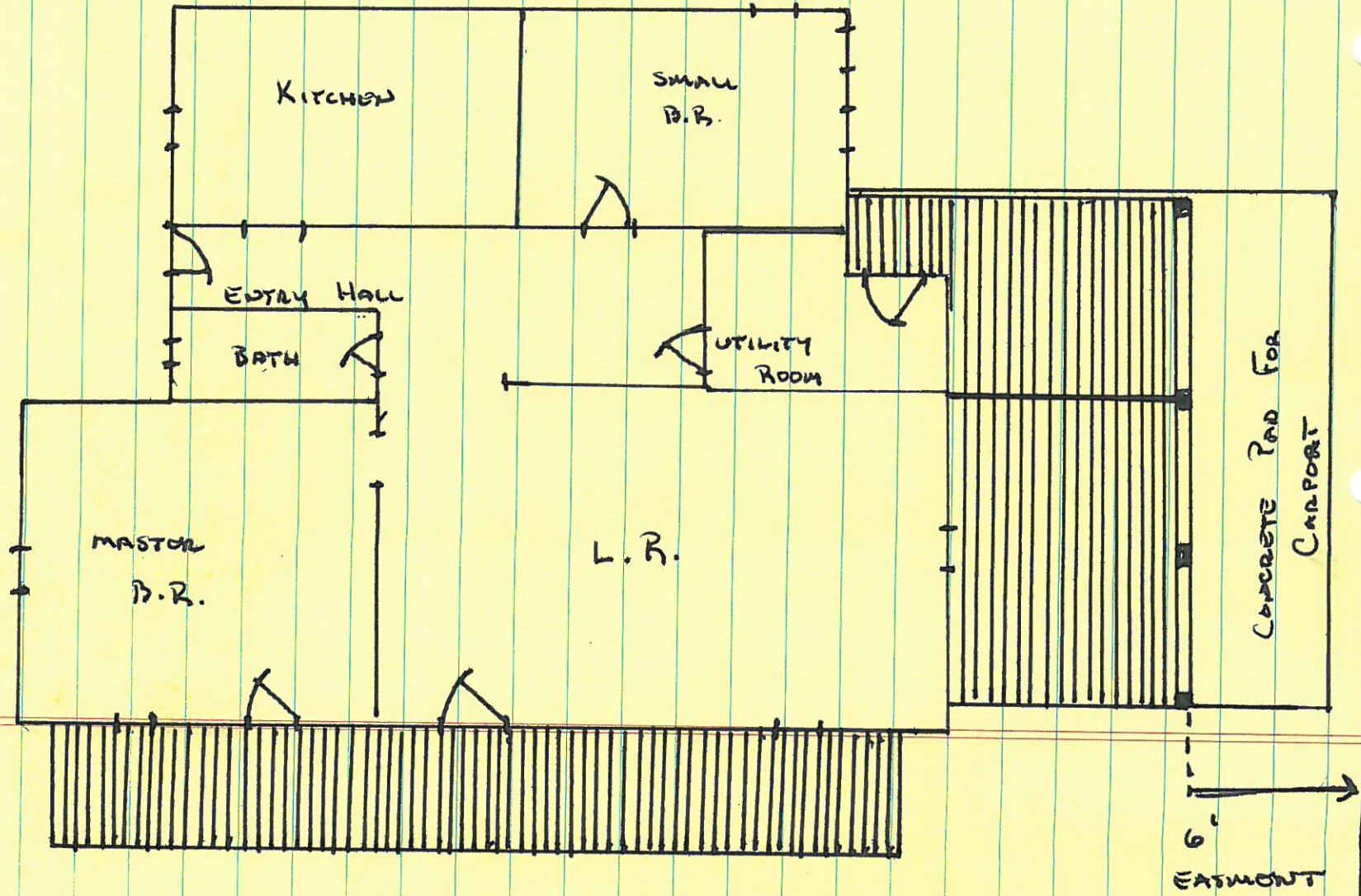
Williams stated that he was ready to proceed with the issue of the street signage for the historic district after the issue of the name of the historic district was resolved either at Council on March 3rd or the 17th.

- Training Session

Williams stated that the training session with Ron Emrich was being reconsidered given that Mr. Emrich was in the process of considering employment that would take him out of Texas. Williams further stated that a colleague of Mr. Emrich's, Marcel Quimby, could take the place of Mr. Emrich.

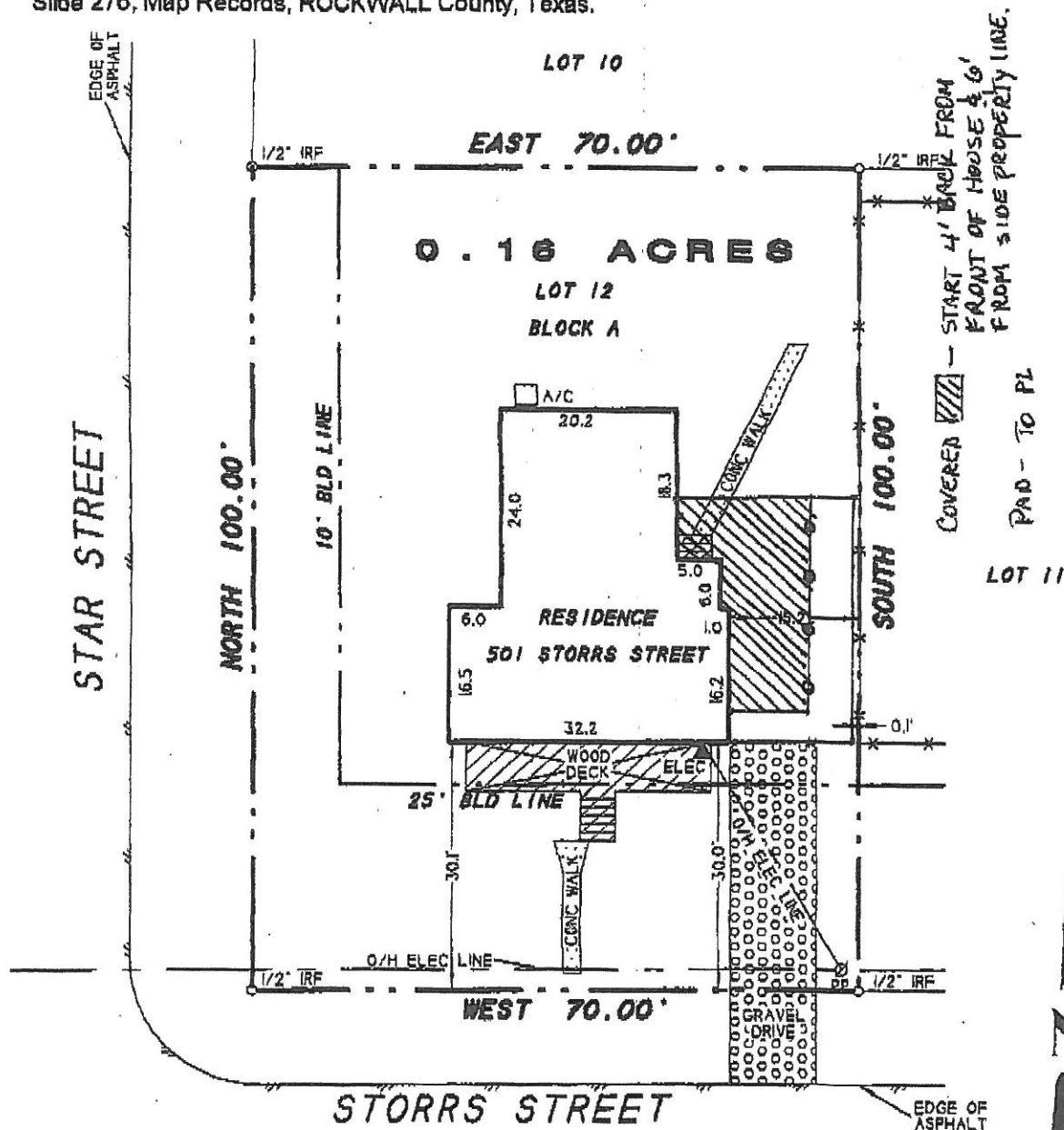
ADJOURNMENT – 8:14 p.m.

501 STORRS DR.
ROCKWALL, TX



PROPERTY LINE

Being Lot 12, Block A of EPPSTEIN ADDITION, an Addition to the City of ROCKWALL, ROCKWALL County, Texas, according to the Revised Plat of Lots 11 & 12, Block A thereof recorded in Cabinet A, Slide 276, Map Records, ROCKWALL County, Texas.



DATE _____

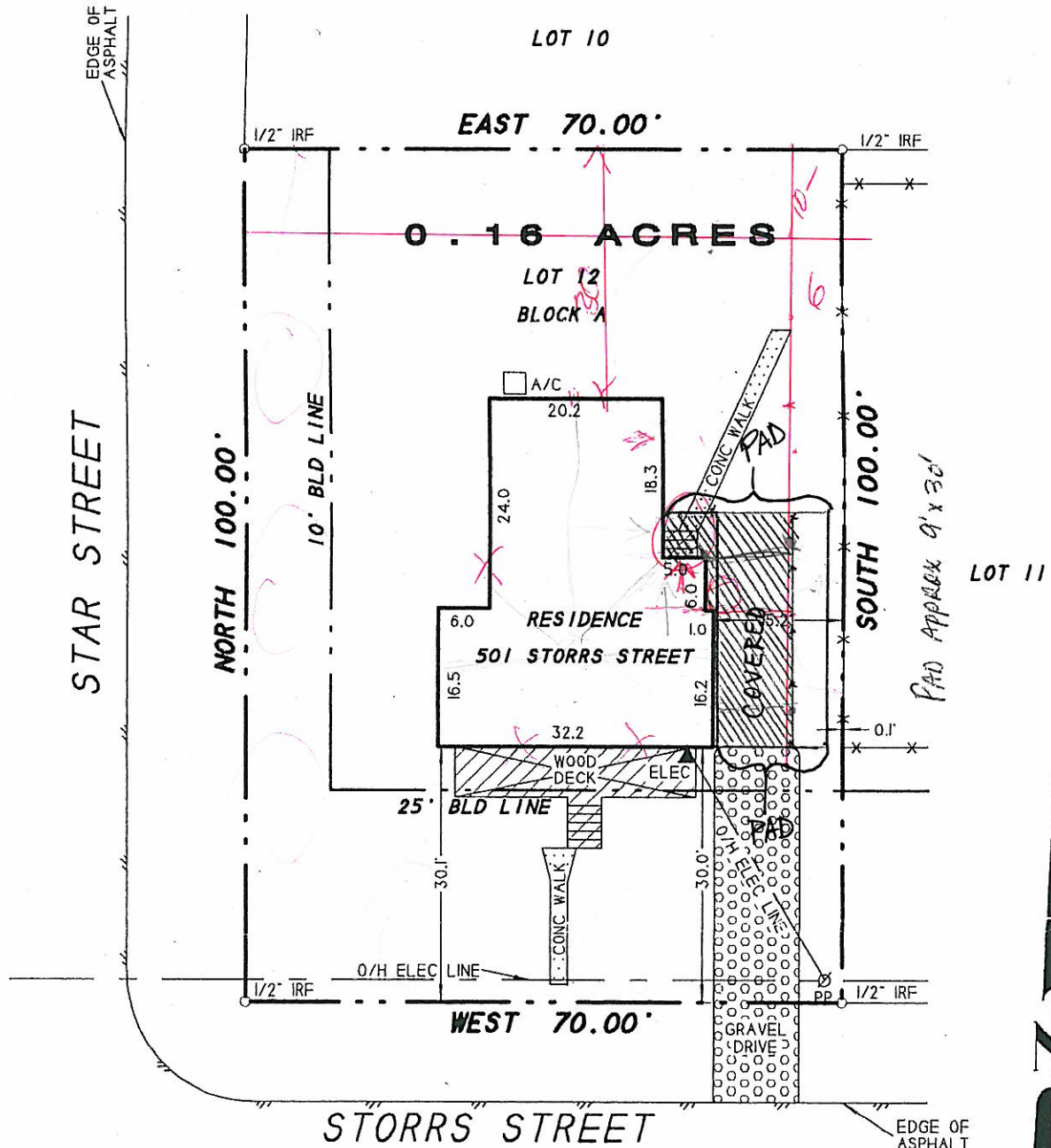
1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for AMERICAN TITLE COMPANY, THE LENDING PARTNERS, and LINDLEY PAUL at 501 STORRS STREET, 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,

DESCRIPTION

Being Lot 12, Block A of EPPSTEIN ADDITION, an Addition to the City of ROCKWALL, ROCKWALL County, Texas, according to the Revised Plat of Lots 11 & 12, Block A thereof recorded in Cabinet A, Slide 276, Map Records, ROCKWALL County, Texas.



SURVEY ACCEPTED BY:

DATE _____
DATE _____

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."

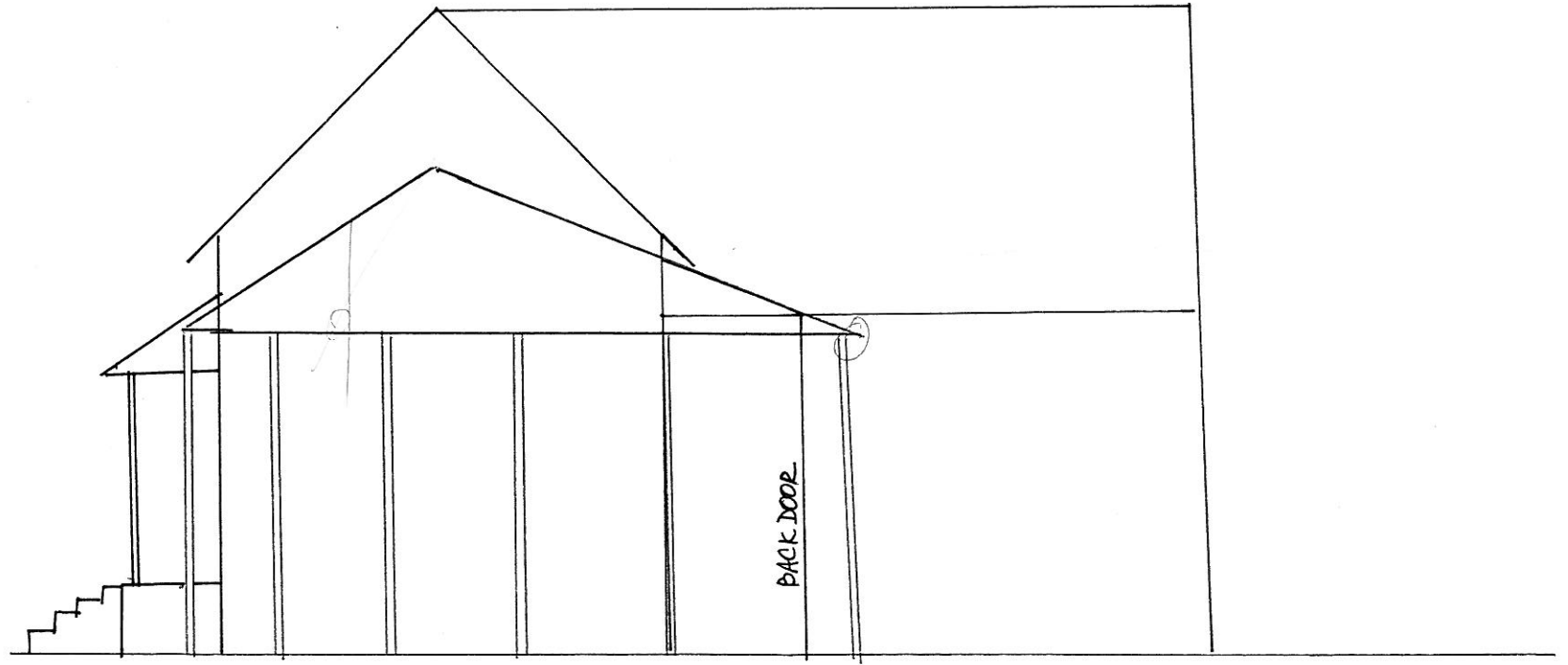
SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for AMERICAN TITLE COMPANY, THE LENDING PARTNERS, and LINDLEY PAUL at 501 STORRS STREET, 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 20th day of January, 2003.



SYMBOL LEGEND				
TV	GAS	TEL	PH	PP

501 STORRS

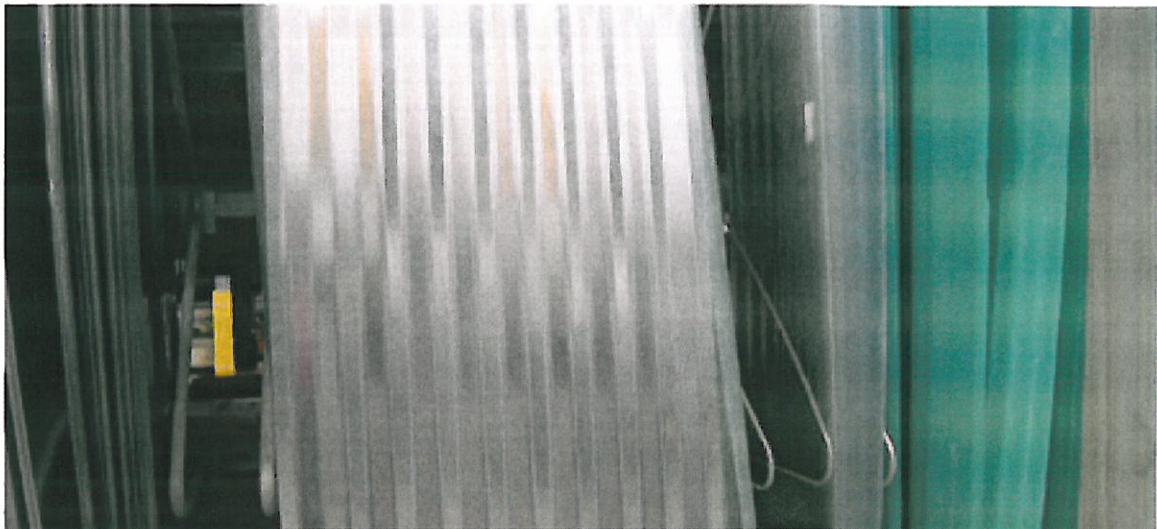


ALL SUPPORT MATERIAL - PRESSURE TREATED LUMBER TO BE PAINTED TO MATCH EXIST
ROOF MATERIAL - METAL TO MATCH ROOF



501 STORRS – ROCKWALL TEXAS

(RUSTED GALVANIZED CORRUGATED METAL ROOF)



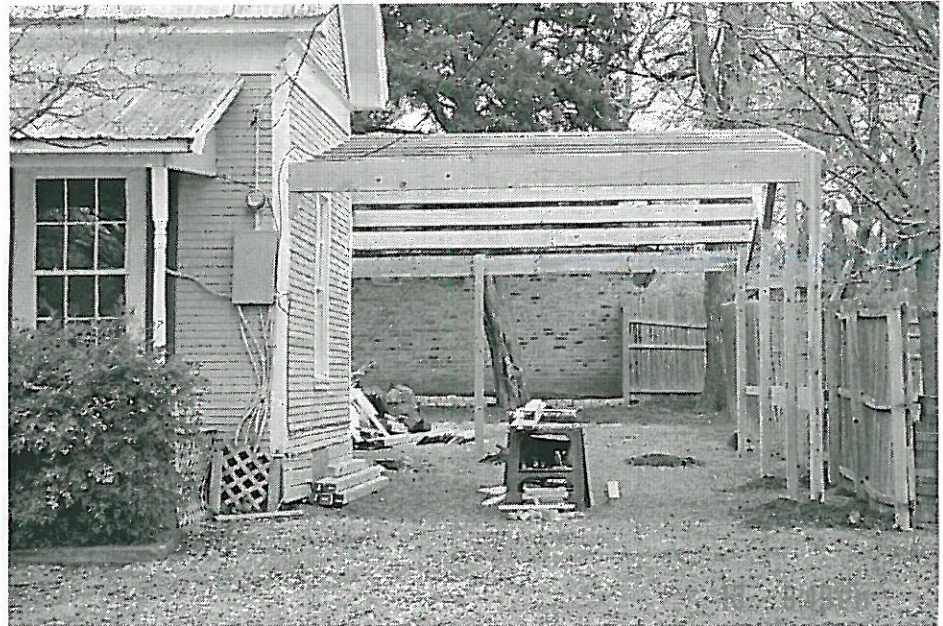
GALVANIZED CORRUGATED METAL TO REPLACE RUSTED ROOF

CSW
6/4/21/03





501 Storrs
High-contributing
style: Folk Victorian
built: Late 1800s, early 1900s
moved from Lake Ray Hubbard Area



ATEX HOME IMPROVEMENTS

ONE CALL DOES IT ALL

Steven R Hall

owner

P.O. BOX 2131

Rockwall, Tx

75087

Phone: 972-722-2839 [ATEX]

Licensed & Insured

steveshatex@cs.com

free estimates

GO 6:30

RR, NOTION

RRS 2nd

GO 0

6:32^{PM} M. CANNON JAMES MITG.

HT-2003-1-CFA

REVIEWED CASE RE: POKE-COCHERE

0

SP COULD IT BE PUSHTY BACK FURTHER?

IF NOT BE ATTACHED?

LP APPLICANT POSSIBLY COULD BE MOVED BACK → REVIEWED CASE NOT AWARE OF HIST. DIST. BUILDER NOT AWARE OF Bldg. PERMIT

DD SETBACKS?

SIDEY ROOF?

DD

→ "PUSHY BACK" w/ FRONT ELEV w/ FIRST JOG

PAUL MATERIAL

SUGGESTIONS?

METAL? TUBULAR STEEL

TURNED POSTS

→ LOFLAND PARK SHELTERS

LOOK AS SIMILAR AS POSSIBLE
AS

HISTORIC PRESERVATION ADVISORY BOARD MEETING
- Log -

MEETING DATE: 02/27/03

MEMBERS:	Present	Absent	Comments
Sherry Pittman	<u>✓</u>	<u> </u>	<u> </u>
Peg Pannell-Smith	<u> </u>	<u> </u>	<u> </u>
Michael Caffey	<u> </u>	<u> </u>	<u> </u>
Daniel Demeyer	<u> </u>	<u> </u>	<u> </u>
Marge Holcomb	<u> </u>	<u> </u>	<u> </u>
Mary Sue Smith	<u> </u>	<u> </u>	<u> </u>
<i>LYNN RAGSDALE</i>	<u> </u>	<u> </u>	<u> </u>
OTHERS:	<u> </u>	<u> </u>	<u> </u>
	<u> </u>	<u> </u>	<u> </u>

CASES: **CASE NO.** HP-2003-1-CofA

MOTION: *1P-5, 2ND-1* ✓ **2ND:** *AK/C* ✓ **TO APPROVE** ☐ **TO DENY**

CONDITIONS: BUILDING PLANS w/ HISTORY
AS FEW POS AS POSSIBLE
& ALL MATERIAL

VOTE: **TO** **DISSENTING:**

CASES: **CASE NO.**

MOTION: **2ND:** ☐ **TO APPROVE** ☐ **TO DENY**

CONDITIONS:

VOTE: **TO** **DISSENTING:**