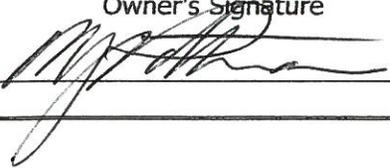


- EXHIBIT (2) -

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>300 Munson</u>			
Street Address	<u>Rockwall</u>	<u>Texas</u>	<u>75087</u>
City	State	Zip Code	County <u>Rockwall</u>
Name of Property, If Applicable: <u>N/A</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 Town 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>Michael Pittman</u>	Street Address: <u>300 Munson</u>		
<u>Rockwall</u>	<u>Texas</u>	<u>75087</u>	<u>Rockwall</u>
City	State	Zip Code	County
Telephone Number (preferably daytime) <u>469 698-9588</u> <u>214-864-8322 Cell</u>			
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>See Attached.</u>			
Owner's Signature 		City of Rockwall Use Only: Only:	<u>H2006-006</u>
			Project Number

REHABILITATION, RESTORATION AND NEW CONSTRUCTION

Prepared by the
Old Rockwall Historic District Planning Committee

Pittman Residence

300 Munson (Formerly 401 S. Fannin)

Legal Description: Lots 7 & 8, Block D, Eppstein Addition, City of Rockwall, Rockwall County, Texas

Property is listed in the city survey as a high contributing property in The Old Town Rockwall Historic District. Estimated date of construction is 1900, and the style identified as a Folk L-Plan (see attached). County records show a transfer of the lots to a lumber company and a raise in the price when the lumber company sold to a new owner, this indicates that the home was most likely built circa 1887.

The home was purchased by the Pittman family (Jack, Charlie and Joe Pittman) in 1978. It had been vacant for many years and was badly deteriorated. It was totally renovated with a new foundation, siding, windows, all mechanicals, garage and a one story addition on the south. The original entry was on Fannin Street, and this was changed to Munson Street and the wrap around porch built. A side porch did exist on the north of the property, but there was no porch originally on the east. (photos attached) The home was sold in 1979 to the Senn family. The home no longer faced Fannin Street, but remained addressed on Fannin until the home was purchased by Mike and Sherry Pittman in 2005 and they had the address changed to 300 Munson.

Custom cabinetry built from beaded board on the job in 1978 is badly deteriorated, and the location of the washer and dryer in the kitchen limit the usable space in the small kitchen. We would like to enclose the east section of the wrap around porch to add a laundry room and an informal dining space to the home. The window on the east side of the porch would be relocated to the north wall of the addition and the exterior door to the east side of the addition. Exterior siding will match the existing. The home would appear more as it did before its renovation in 1978.

The porch addition to the home was done at a very low roof pitch, creating constant roofing problems. Rolled roofing has been added to the back part of the addition to prevent leaks. We would like to raise the roof pitch on the porch as we replace the shingles correcting the problem. The deteriorated porch railing and trim will be rebuilt. (photos attached)

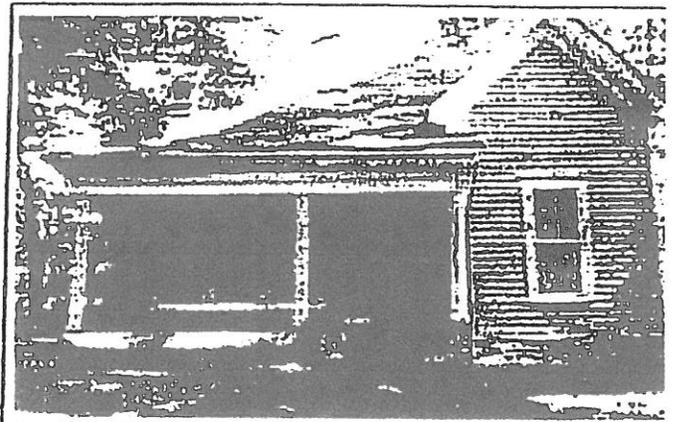
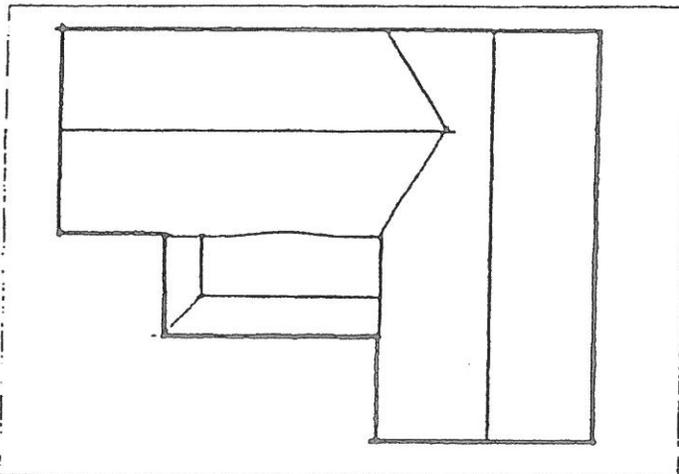
Custom milled pine siding installed in 1978 has damage from water and termites, and is being replaced with hardi-board using the same reveal. Exterior window trim has badly deteriorated and will be replaced with a more age appropriate style trim. (photo attached) We would like to add wood screens to the home, using solar screening material on the west side of the home.

Work will be started at the end of October and completed on a schedule that is feasible with the re-construction of Fannin Street on the west side of the home. Approximate cost is \$15,000. The property will continue to be a single family as in the past.

BUILDING TYPES

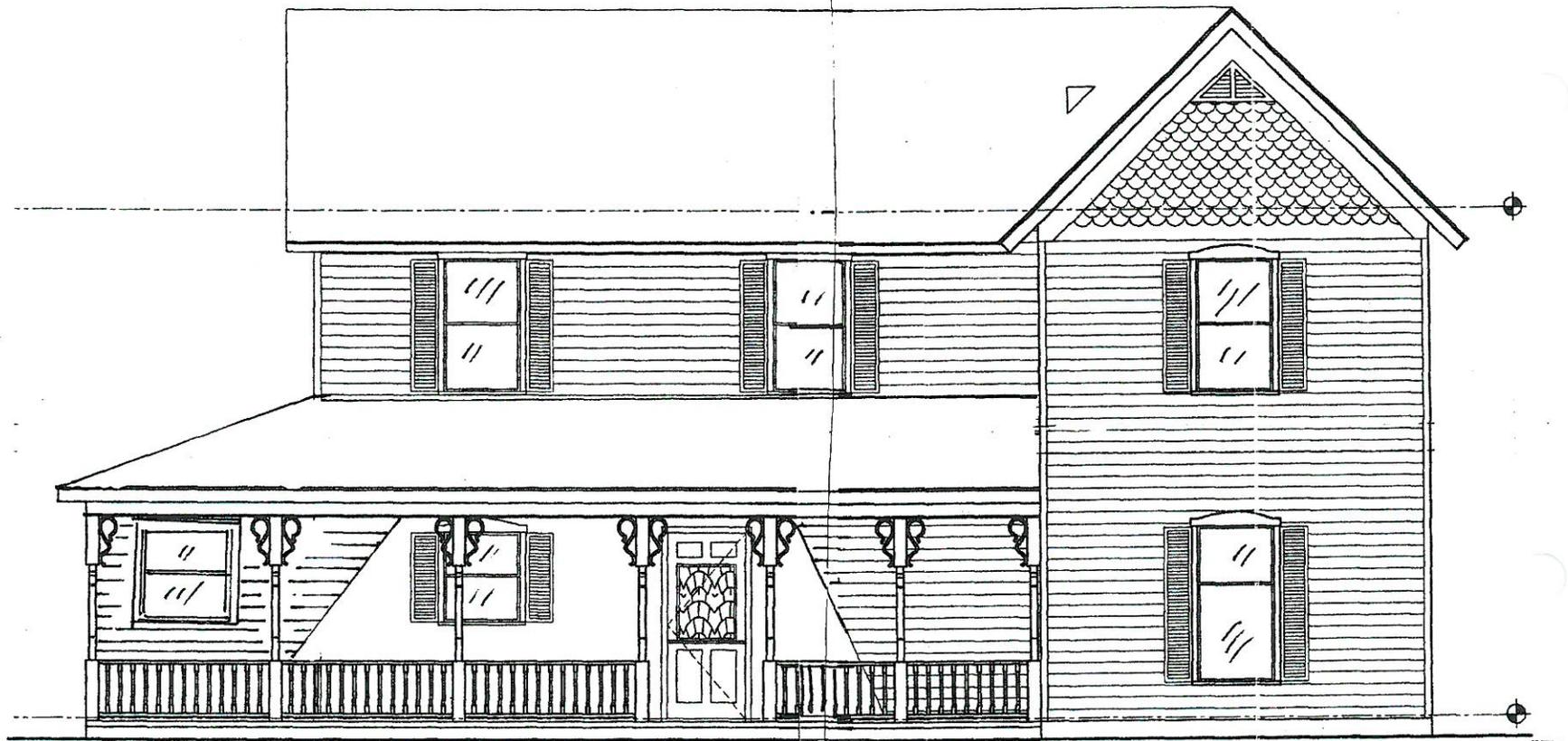
L-plan houses

This was Texas' most common house plan type in the late nineteenth century. It was seen as an elaboration of the center-passage house resulting from a desire for more irregular forms. These homes came in one-, one-and-a-half-, and two-story forms. They usually had cross-gable or intersecting roofs with an off-center gabled wing extending toward the front and rear. Wood frame was prevalent with weatherboard siding. L-plan houses in the Queen Anne style often have elaborate detailed ornamentation, especially on porches and gable ends. Porches typically appear to be attached elements, but some are integral to the main roof form. Porch supports range from simple wood posts to decorative columns.

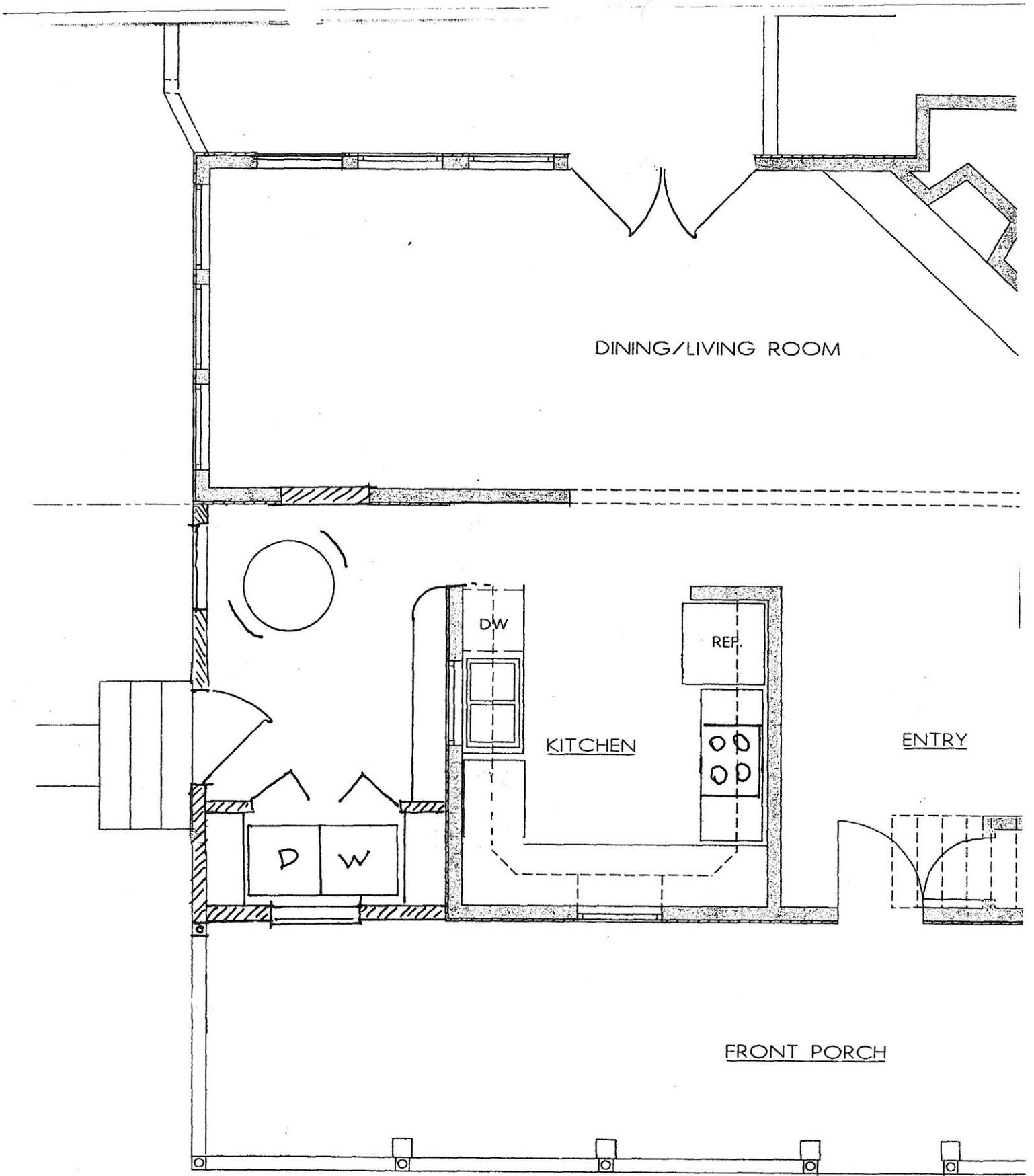


This house exhibits the offset porch that often accompanies an L-Plan house. The horizontal lap siding is also a typical feature.

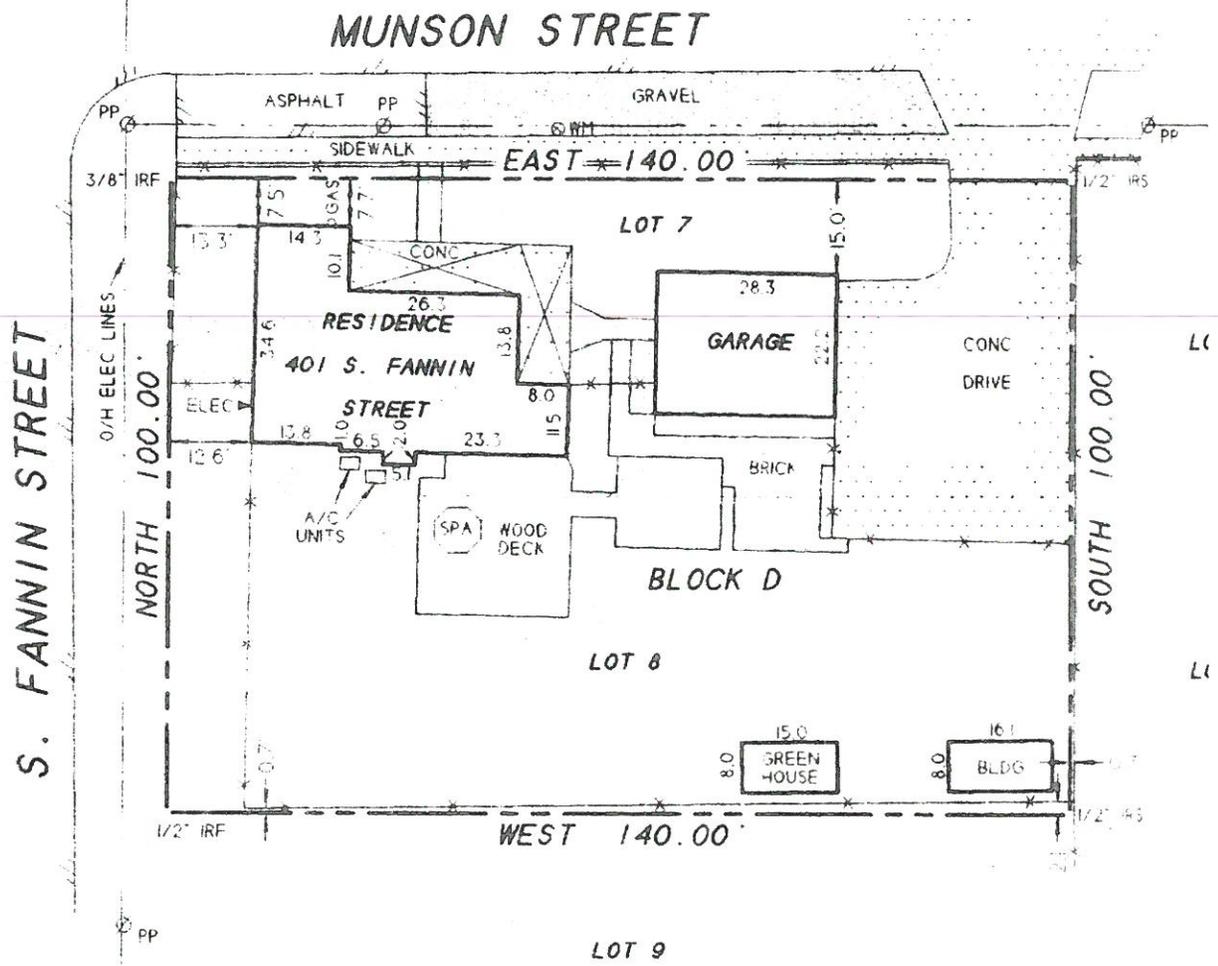
The L-plan house type is often identified by intersecting gable



NORTH ELEVATION



FLOOR PLAN $\frac{1}{4}'' = 1'$



**SURVEY EXAMINED AND
ACCEPTED BY PURCHASERS.**

[Signature]
[Signature]

DATE: 1/29/49

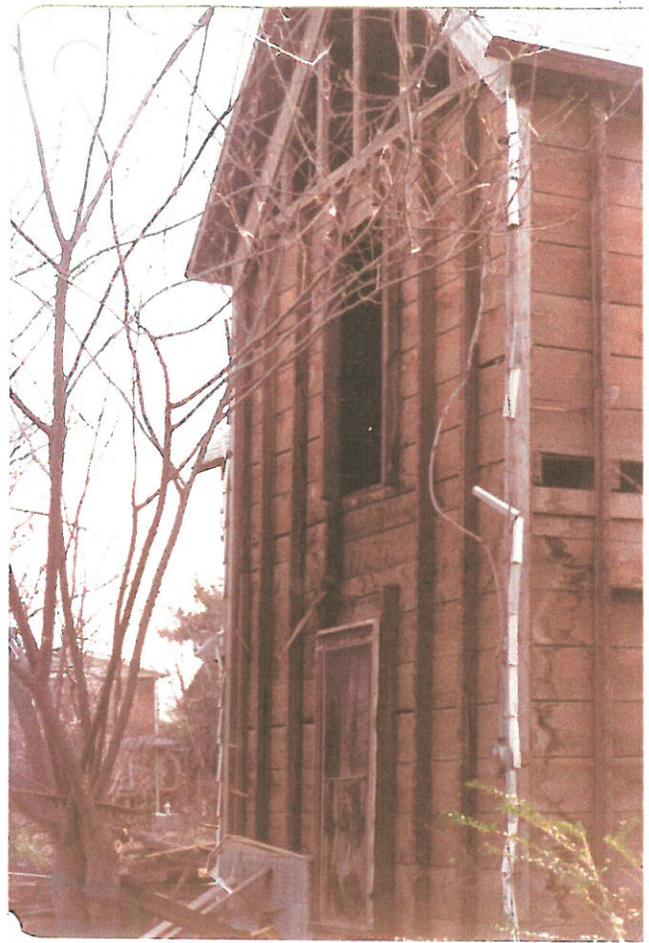
OLD TOWN ROCKWALL HISTORIC / ROCKWALL HISTORIC LANDMARK REQUIRED INFORMATION / MATERIALS CHECKLIST

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.

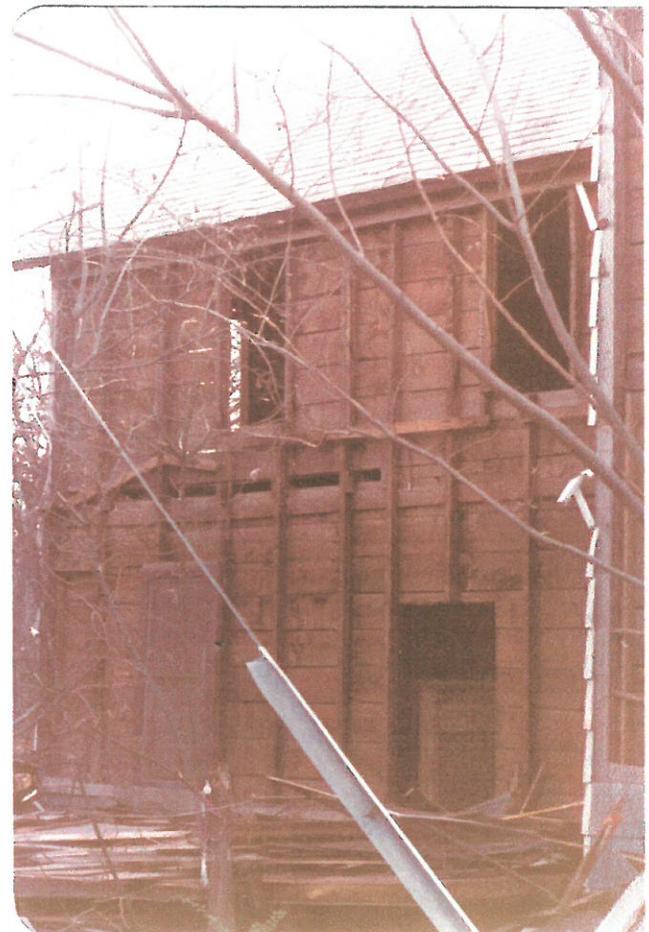
As outlined in §2.20 Historic District of the City of Rockwall Comprehensive Zoning Ordinance, the purpose of the Historic District, and the Design Guidelines serving to protect the properties within, is to assist in the stabilization and increase of property values while encouraging the most appropriate 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):

A VIEW OF THE FRAMING
ON THE EAST SIDE SHOWS
NO SIGN OF A PORCH BEING
ATTACHED.



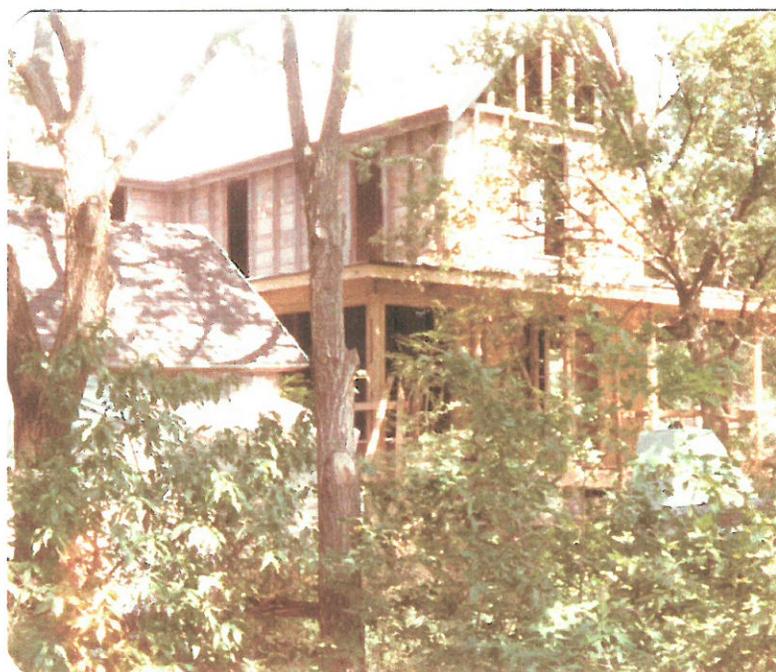
A VIEW OF THE FRAMING
ON THE NORTH SIDE SHOWS
THE EXISTENCE OF A PORCH.



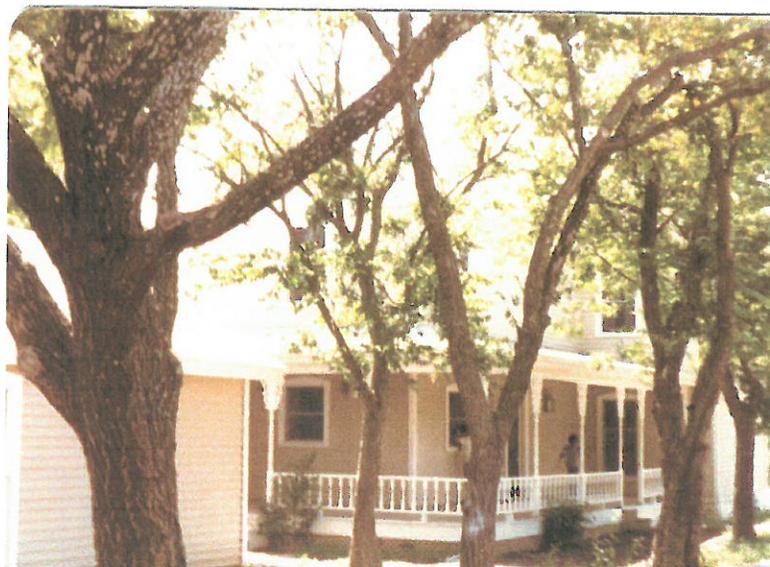
ALL WINDOWS WERE
REPLACED IN 1977.



A ONE STORY ADDITION WAS
BUILT ON THE SOUTH, EAST
AND NORTH SIDES. THE SOUTH
ADDITION IS A FAMILY ROOM
AND DINING ROOM, AND THE
EAST AND NORTH A WRAP
AROUND PORCH.



A COMPLETED VIEW OF THE
WRAP AROUND PORCH. NOTE:
THE SMALL CHILD IN THE
PICTURE TURNED 40 THIS YEAR.









TYPICAL EXTERIOR WINDOW TREATMENT FOR AGE OF HOUSE



CITY OF ROCKWALL
Historic Preservation Advisory Board Memo

AGENDA DATE: 9/21/2006

APPLICANT: Michael Pittman

AGENDA ITEM: H2006-006; 300 Munson - Additions & Renovations

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Michael Pittman for additions and renovations to the house located at 300 Munson Street (Eppstein Addition, Lots 7 & 8, Block D). The tract is zoned (SF-7) Single Family Residential and is located within the Old Rockwall Historic District and identified as a "High - Contributing Property."

BACKGROUND INFORMATION:

A request for a Certificate of Appropriateness (C of A) by Michael Pittman for additions and renovations to the house located at 300 Munson Street (Eppstein Addition, Lots 7 & 8, Block D). The tract is zoned (SF-7) Single Family Residential and is located within the Old Rockwall Historic District and identified as a "High - Contributing Property."

The applicant is proposing to enclose the east section of the wrap around porch to add a laundry room and an informal dining space. The window on the east side of the porch will be relocated to the north wall of the addition and the exterior door will be relocated to the east side of the addition. The applicant proposes to raise the roof pitch on the porch as the shingles are replaced, as well as rebuild the deteriorated porch railing and trim. The damaged siding is proposed to be replaced with hardi-board using the same reveal. The Old Town Rockwall Guidelines state that,

"The existing building facade materials on a building should be respected and not be changed or concealed by the introduction of a different material".

Staff feels that hardi-board is an acceptable material if it matches the existing siding in both size and appearance. The deteriorated window trim is to be replaced with age appropriate trim. The addition of wood screens and solar screening is also proposed.

The additions and renovations would make the home appear more as it did before the 1978 renovation. Mr. Pittman is planning on beginning construction at the end of October. Estimated costs are \$15,000.

Staff recommends the width of the siding be determined before approval.

RECOMMENDATIONS:

Staff feels that the additions and renovations to the property, and the materials being used are consistent and compatible with period and style of the building.

Staff recommends approval with the following condition:

1. Approval by the Building Inspection Department.
2. That the use of hardi-board as a replacement material be approved.

-AFFIDAVIT-

CONFLICT OF INTEREST

I, Sharilyn Pitman ON THIS DATE 9/21/06 DO HEREBY STATE THAT I
HAVE A SUBSTANTIAL INTEREST AS DEFINED IN Article 9836 VTCS, with the following
business or real property: 300 Munson and must abstain from participating in
any planning and zoning action regarding agenda item; _____.

The nature and extent of the interest is as follows;
(Check one and provide any additional information or clarification)

Ownership of 10% or more of voting stock or shares of the business, or ownership of
\$2,500.00 or more of the fair market value of the business

I have received funds from the business in excess of 10% of my gross annual income for
last year.

I have an equitable or legal ownership in real property with a fair market value of \$2,500.00

A relative in the first or second degree by either affinity or consanguinity has a substantial
interest as defined above.

Other – Explanation Below

Additional clarification or extended nature of interest:

Sharilyn Pitman
Signature

9/21/06
Date

Mr Pittman Address Board

CITY OF ROCKWALL Historic Preservation Advisory Board Memo

AGENDA DATE: 9/21/2006

APPLICANT: Michael Pittman

Approved 6-0-1 Abstain

AGENDA ITEM: H2006-006; 300 Munson - Additions & Renovations

Hold a public hearing and consider a request for a Certificate of Appropriateness (CofA) from Michael Pittman for additions and renovations to the house located at 300 Munson Street (Eppstein Addition, Lots 7 & 8, Block D). The tract is zoned (SF-7) Single Family Residential and is located within the Old Rockwall Historic District and identified as a "High - Contributing Property."

BACKGROUND INFORMATION:

A request for a Certificate of Appropriateness (C of A) by Michael Pittman for additions and renovations to the house located at 300 Munson Street (Eppstein Addition, Lots 7 & 8, Block D). The tract is zoned (SF-7) Single Family Residential and is located within the Old Rockwall Historic District and identified as a "High - Contributing Property."

The applicant is proposing to enclose the east section of the wrap around porch to add a laundry room and an informal dining space. The window on the east side of the porch will be relocated to the north wall of the addition and the exterior door will be relocated to the east side of the addition. The applicant proposes to raise the roof pitch on the porch as the shingles are replaced, as well as rebuild the deteriorated porch railing and trim. The damaged siding is proposed to be replaced with hardi-board using the same reveal. The Old Town Rockwall Guidelines state that,

"The existing building facade materials on a building should be respected and not be changed or concealed by the introduction of a different material".

Staff feels that hardi-board is an acceptable material if it matches the existing siding in both size and appearance. The deteriorated window trim is to be replaced with age appropriate trim. The addition of wood screens and solar screening is also proposed.

The additions and renovations would make the home appear more as it did before the 1978 renovation. Mr. Pittman is planning on beginning construction at the end of October. Estimated costs are \$15,000.

Staff recommends the width of the siding be determined before approval.

4" reveal-which matches what they currently have.

RECOMMENDATIONS:

Staff feels that the additions and renovations to the property, and the materials being used are consistent and compatible with period and style of the building.

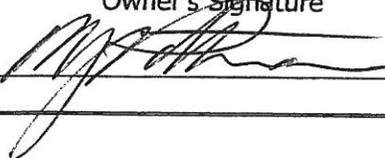
Staff recommends approval with the following condition:

1. Approval by the Building Inspection Department.
2. That the use of hardi-board as a replacement material be approved.

- 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>300 Munson</u>			
Street Address	<u>Rockwall</u>	<u>Texas</u>	<u>75087</u>
City	State	Zip Code	County <u>Rockwall</u>
Name of Property, If Applicable: <u>N/A</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 Town Rockwall Historic District</u>			
____ 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>Michael Pittman</u>		Street Address: <u>300 Munson</u>	
<u>Rockwall</u>	<u>Texas</u>	<u>75087</u>	<u>Rockwall</u>
City	State	Zip Code	County
Telephone Number (preferably daytime) <u>469 698-9588</u> <u>214-864-8322 Cell</u>			
Authorized Contact: _____		Street Address: _____	
(if different from Owner)			
City _____	State _____	Zip Code _____	County _____
Telephone Number (preferably daytime) _____			
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.): <u>See Attached.</u>			
Owner's Signature 		City of Rockwall Use Only: <u>H2006-006</u>	Project Number

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):

Pittman Residence

300 Munson (Formerly 401 S. Fannin)

Legal Description: Lots 7 & 8, Block D, Eppstein Addition, City of Rockwall, Rockwall County, Texas

Property is listed in the city survey as a high contributing property in The Old Town Rockwall Historic District. Estimated date of construction is 1900, and the style identified as a Folk L-Plan (see attached). County records show a transfer of the lots to a lumber company and a raise in the price when the lumber company sold to a new owner, this indicates that the home was most likely built circa 1887.

The home was purchased by the Pittman family (Jack, Charlie and Joe Pittman) in 1978. It had been vacant for many years and was badly deteriorated. It was totally renovated with a new foundation, siding, windows, all mechanicals, garage and a one story addition on the south. The original entry was on Fannin Street, and this was changed to Munson Street and the wrap around porch built. A side porch did exist on the north of the property, but there was no porch originally on the east. (photos attached) The home was sold in 1979 to the Senn family. The home no longer faced Fannin Street, but remained addressed on Fannin until the home was purchased by Mike and Sherry Pittman in 2005 and they had the address changed to 300 Munson.

Custom cabinetry built from beaded board on the job in 1978 is badly deteriorated, and the location of the washer and dryer in the kitchen limit the usable space in the small kitchen. We would like to enclose the east section of the wrap around porch to add a laundry room and an informal dining space to the home. The window on the east side of the porch would be relocated to the north wall of the addition and the exterior door to the east side of the addition. Exterior siding will match the existing. The home would appear more as it did before its renovation in 1978.

The porch addition to the home was done at a very low roof pitch, creating constant roofing problems. Rolled roofing has been added to the back part of the addition to prevent leaks. We would like to raise the roof pitch on the porch as we replace the shingles correcting the problem. The deteriorated porch railing and trim will be rebuilt. (photos attached)

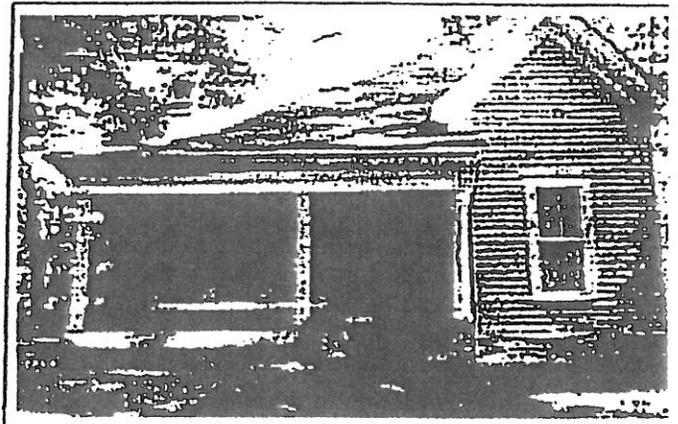
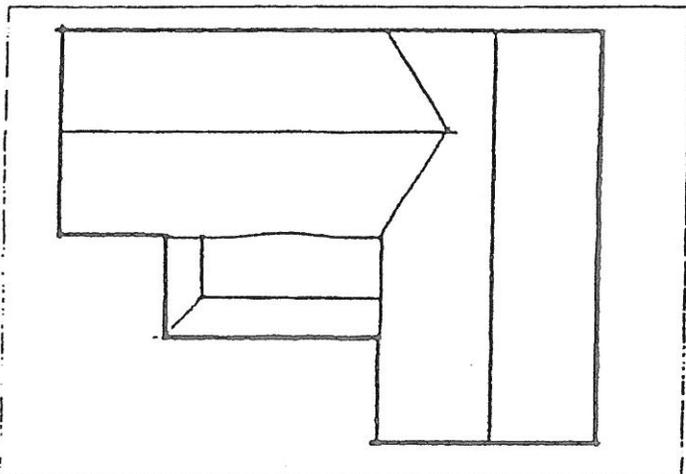
Custom milled pine siding installed in 1978 has damage from water and termites, and is being replaced with hardi-board using the same reveal. Exterior window trim has badly deteriorated and will be replaced with a more age appropriate style trim. (photo attached) We would like to add wood screens to the home, using solar screening material on the west side of the home.

Work will be started at the end of October and completed on a schedule that is feasible with the re-construction of Fannin Street on the west side of the home. Approximate cost is \$15,000. The property will continue to be a single family as in the past.

BUILDING TYPES

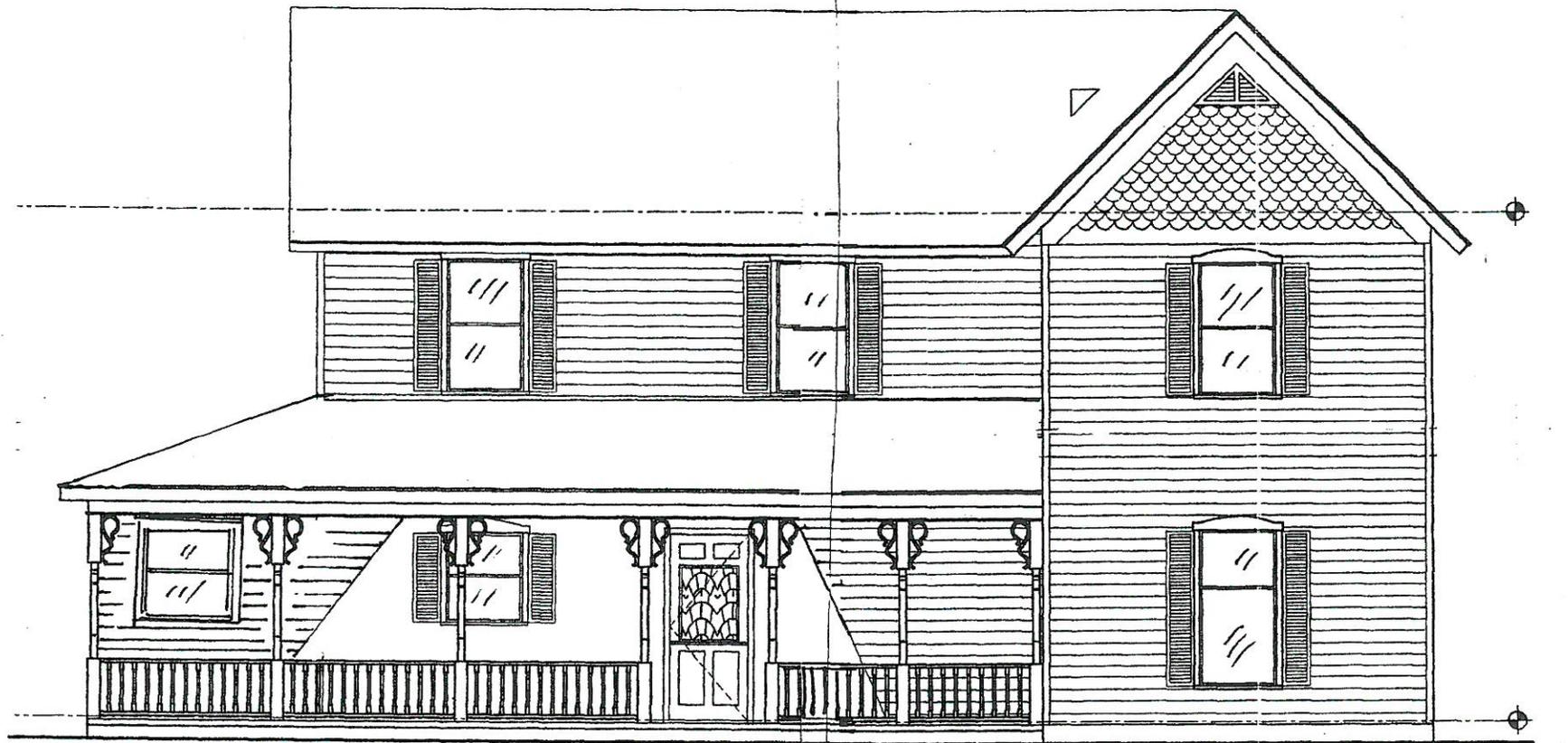
L-plan houses

This was Texas' most common house plan type in the late nineteenth century. It was seen as an elaboration of the center-passage house resulting from a desire for more irregular forms. These homes came in one-, one-and-a-half-, and two-story forms. They usually had cross-gable or intersecting roofs with an off-center gabled wing extending toward the front and rear. Wood frame was prevalent with weatherboard siding. L-plan houses in the Queen Anne style often have elaborate detailed ornamentation, especially on porches and gable ends. Porches typically appear to be attached elements, but some are integral to the main roof form. Porch supports range from simple wood posts to decorative columns.

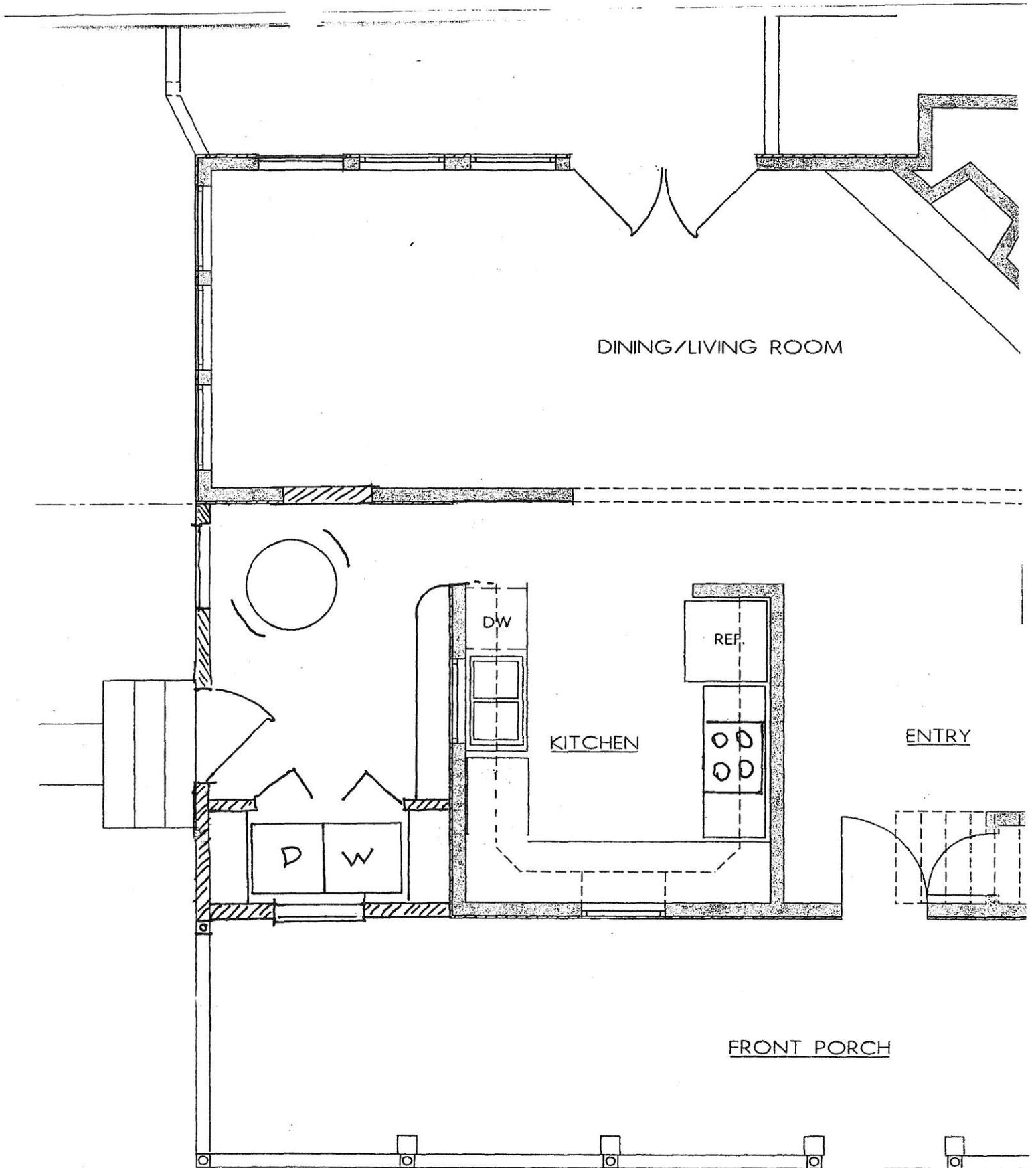


This house exhibits the offset porch that often accompanies an L-Plan house. The horizontal lap siding is also a typical feature.

The L-plan house type is often identified by intersecting gable

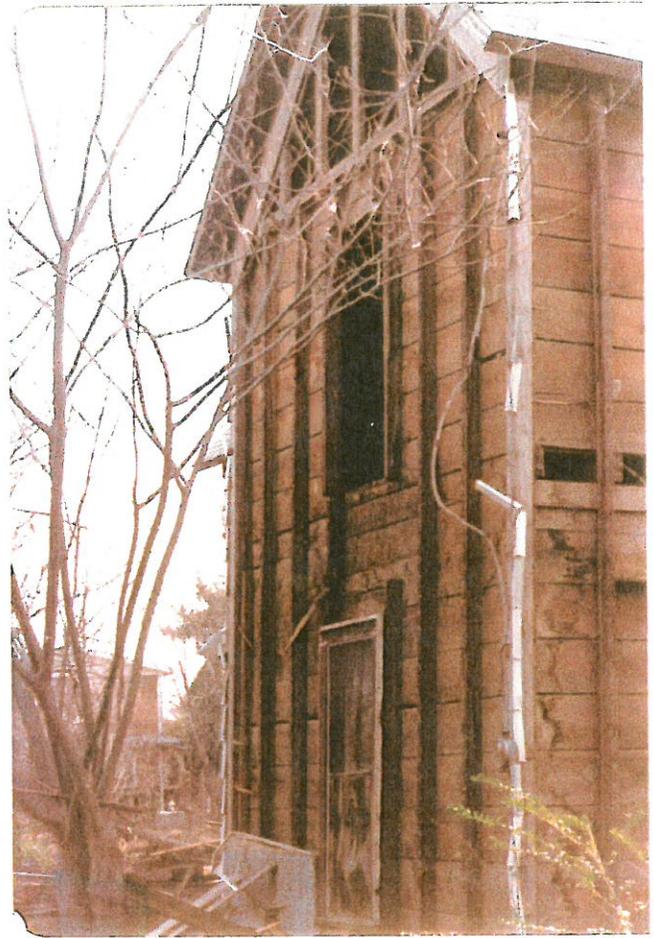


NORTH ELEVATION

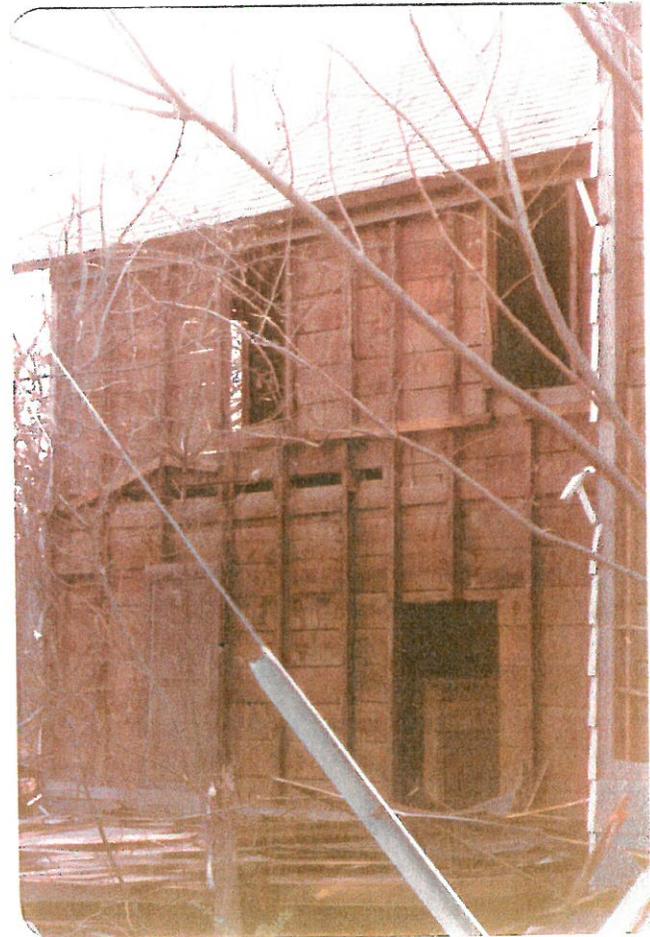


FLOOR PLAN $\frac{1}{4}'' = 1'$

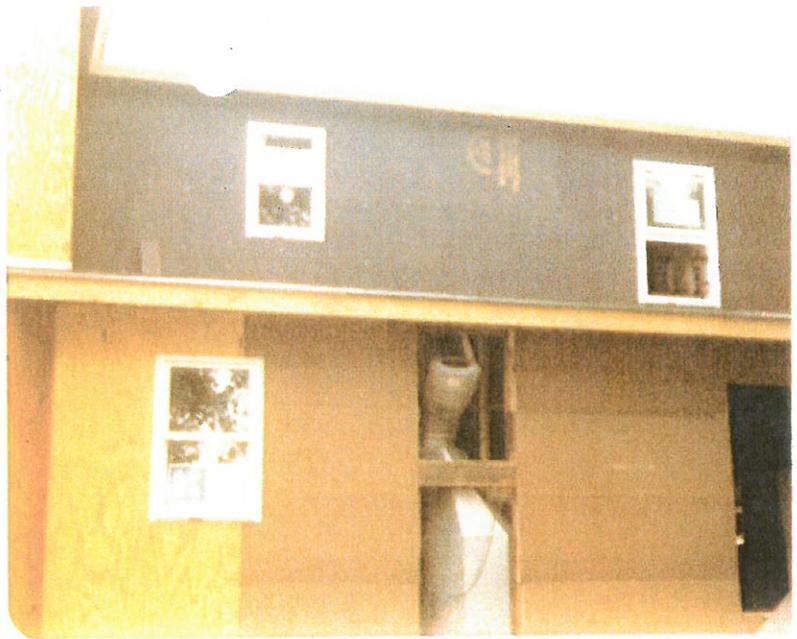
A VIEW OF THE FRAMING
ON THE EAST SIDE SHOWS
NO SIGN OF A PORCH BEING
ATTACHED.



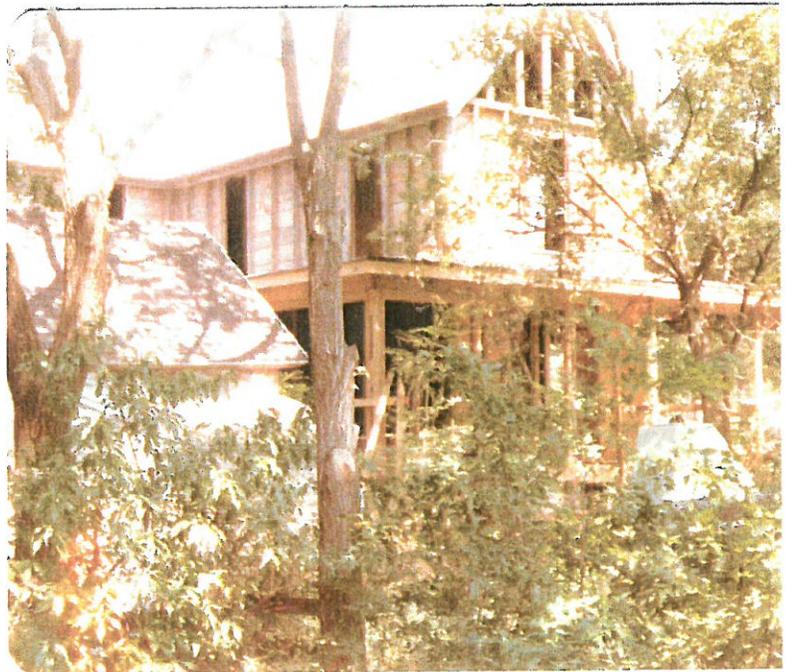
A VIEW OF THE FRAMING
ON THE NORTH SIDE SHOWS
THE EXISTENCE OF A PORCH.



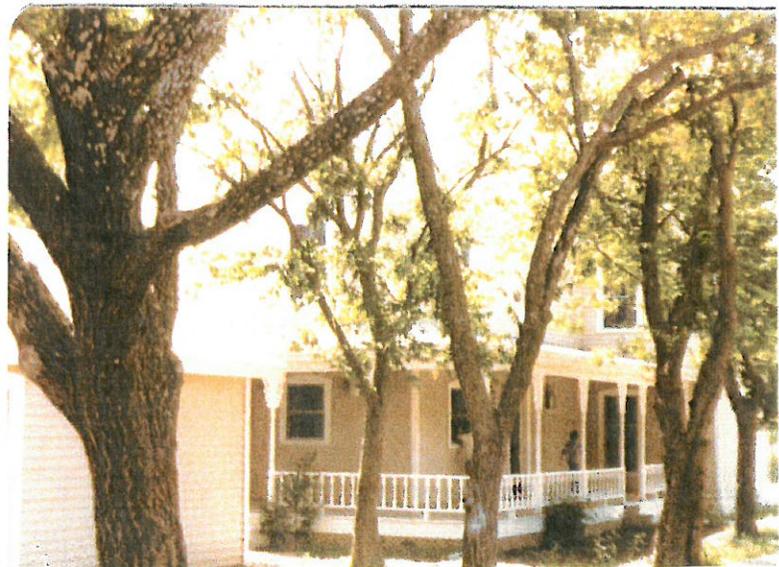
ALL WINDOWS WERE
REPLACED IN 1977.



A ONE STORY ADDITION WAS
BUILT ON THE SOUTH, EAST
AND NORTH SIDES. THE SOUTH
ADDITION IS A FAMILY ROOM
AND DINING ROOM, AND THE
EAST AND NORTH A WRAP
AROUND PORCH.



A COMPLETED VIEW OF THE
WRAP AROUND PORCH. NOTE:
THE SMALL CHILD IN THE
PICTURE TURNED 40 THIS YEAR.









TYPICAL EXTERIOR WINDOW TREATMENT FOR AGE OF HOUSE





Hardiplank® Lap Siding

- ▶ Products & Home Styles
- **Hardiplank® Lap Siding**
 - Warranty
- Hardishingle® Siding
- Hardipanel® Vertical Siding
- Harditrim® Planks
- Hardisoffit® Panels
- ColorPlus® Technology
- ▶ Product Comparisons
- ▶ Remodeling & Replacement
- ▶ Installation
- ▶ Technical Information
- ▶ Advantages & Accolades
- ▶ James Hardie Near You
- ▶ Remodeler Locator
- ▶ Dealer Locator
- ▶ Literature Request
- ▶ FAQ

Hardiplank® lap siding is the most popular brand of siding in America and can be found on millions of U.S. homes. With its strength, beauty and durability, Hardiplank siding enhances and protects homes in all kinds of climates. It comes in a variety of looks and textures, all of which include PrimePlus® sealer and primer, which provide an excellent painting surface. Hardiplank lap siding comes with a 50-year transferable limited warranty.

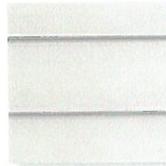
Click images below to enlarge.



Select Cedarmill®

Thickness 5/16"
Weight 2.3 lbs./sq.ft.
Length 12' planks

Widths	Exposure	Pcs/Sq.
5 1/4"	4"	25
6 1/4"	5"	20
7 1/4"	6"	17
8 1/4"	7"	15
9 1/4"	8"	13
12"	10 3/4"	10



Smooth

Thickness 5/16"
Weight 2.3 lbs./sq.ft.
Length 12' planks

Widths	Exposure	Pcs/Sq.
5 1/4"	4"	25
6 1/4"	5"	20
7 1/4"	6"	17
8 1/4"	7"	15
9 1/4"	8"	13
12"	10 3/4"	10



Beaded Cedarmill® and Beaded Smooth
(not shown)

Thickness 5/16"
Weight 2.3 lbs./sq.ft.
Length 12' planks

Widths	Exposure	Pcs/Sq.
8 1/4"	7"	15



Colonial Roughsawn® and Colonial Smooth®
(not shown)

Thickness 5/16"
Weight 2.3 lbs./sq.ft.
Length 12' planks

Widths	Exposure	Pcs/Sq.
8"	6.75"	15

Warranty



CITY OF ROCKWALL
at Rockwall CityPlace

9/22/2006

Michael Pittman
300 Munson St.
Rockwall, TX 75087

RE: H2006-006
300 Munson - Additions & Renovations
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 9/21/2006. The following is a record of all recommendations, voting records and conditions of approval:

Staff feels that the additions and renovations to the property, and the materials being used are consistent and compatible with period and style of the building.

Staff recommends approval with the following condition:

- 1. Approval by the Building Inspection Department.*
- 2. That the use of hardi-board as a replacement material be approved.*

On 09/21/2006 The Historic Preservation Advisory Board approved H2006-006 by a vote of 6 to 0 (Pittman Abstained).

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,

Leslie Ryan
Planning and Zoning
City of Rockwall